Feature Focus:
The Final Reveal!

American Farmhouse Style

Finished and Fabulous:

Inside Project House Austin

STEAL THE STYLE:
Project House shopping guides

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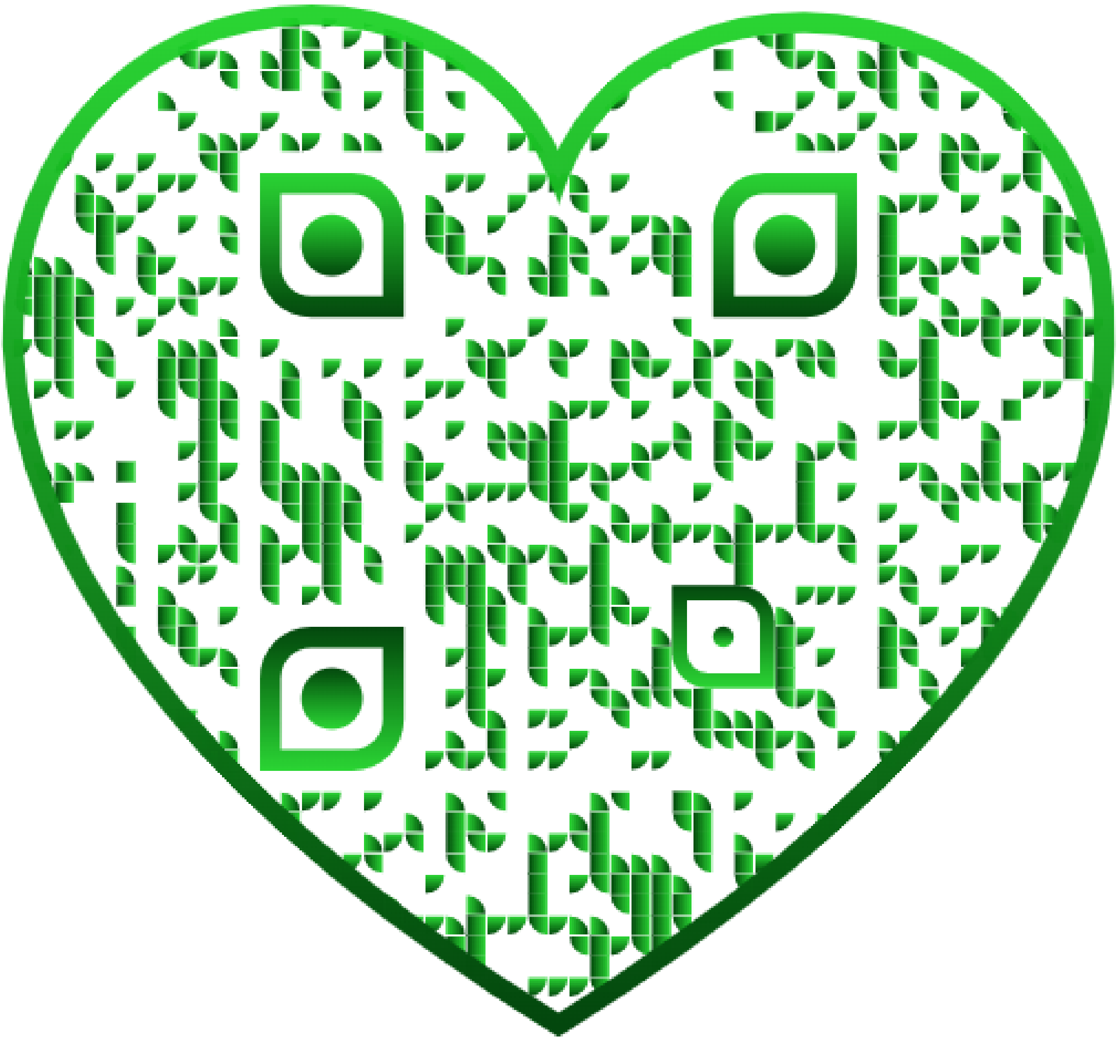
Plus, tour four more farmhouses made for summer living



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EDITOR'S LETTER

It's Ready: The Full Reveal of Project House *Austin!*

AFTER A YEAR OF PLANNING, building, styling, and much anticipation, we are thrilled to unveil the completed Project House Austin!

The talented team at Cottage & Key Design Studio, based in Taylor, Texas, worked diligently to bring this home to life—right down to the landscaping, styling, and final photo shoot prep, which is no small feat! Their dedication, alongside the support of over twenty generous sponsors who provided top-notch materials, made it all possible. To celebrate the result, we hosted a home tour in mid-May, where guests had the chance to explore the finished space and chat with the Cottage & Key team, our editorial staff, and sponsor representatives.

Of course, no major project comes without its challenges! You'd never guess, looking at the polished reveal photos (beginning on page 20), that heavy rains delayed the driveway pour, or that the washer/dryer initially wouldn't fit through the laundry room doorway. But through it all, Melissa and Brent—the brother-sister team behind Cottage & Key—handled every twist with grace and determination. We cannot thank them enough and are beyond proud of their work.

This home wouldn't be possible without the flexibility and generosity of our incredible sponsors. From sourcing and shipping to installation, each contributor helped solve the many puzzles this build presented. Their outstanding products, service, and professionalism are why we are happy to recommend them. Be sure to check out Barn Finds (page 8) for sponsor information and a complete resource guide on page 38.

In this issue, you'll also find four additional amazing homes ready for easy summer living, a delicious farm-to-table recipe, a new feature from our Brand Ambassador, Lynn and more!

Thanks so much for joining us—here's to sunshine and warm breezes!

All my best,
Kelly

Kelly McMaster

Kelly McMaster, *Editor*

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American Farmhouse Style

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Rima Dorsey: Managing Director/Publisher

EDITORIAL
Brand Leader: Kelly McMaster

DESIGN
Design Director: Gabby Oh

CONTRIBUTORS
Cottage & Key Design Studio, Charlotte Safavi, Emma Dorsey, Jolene Nolte, Laura Shimko, Lynn Langford, Meryl Schoenbaum, Michelle Mastro

CONTRIBUTING PHOTOGRAPHERS
Cate Black, Dan Duchars, Katie Newburn, Muriel Silva, Peak Visuals, Robert Peterson, Robert Radifera

ADVERTISING
Emma Dorsey: Account Representative
Jenny Van Wieren Page: Account Representative
Madison Wintrich: Account Representative
Sebastian Tirkey: Advertising Traffic Coordinator
Vipin Marwaha: Advertising Traffic Manager
For advertising inquiries: Rima Dorsey
rdorsey@egmediamags.com

OPERATIONS
Shailesh Khandelwal: Vice President – Operations
Mohammad Danish: Subscription Manager
Surajpal Singh Bisht: Prepress Manager
Manzoor Ahmed & Deepak Kumar: Production, Newsstand & Circulation Executives

EDITORIAL, PRODUCTION & SALES OFFICE
3622 Lyckan Parkway, Suite 3003, Durham, NC 27707
(844) 330-6373, Fax (972-920-3737)
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Letters to the Editor, New Products or to Contribute a Story or Photo
Kelly McMaster:
kmcmaster@egmediamags.com

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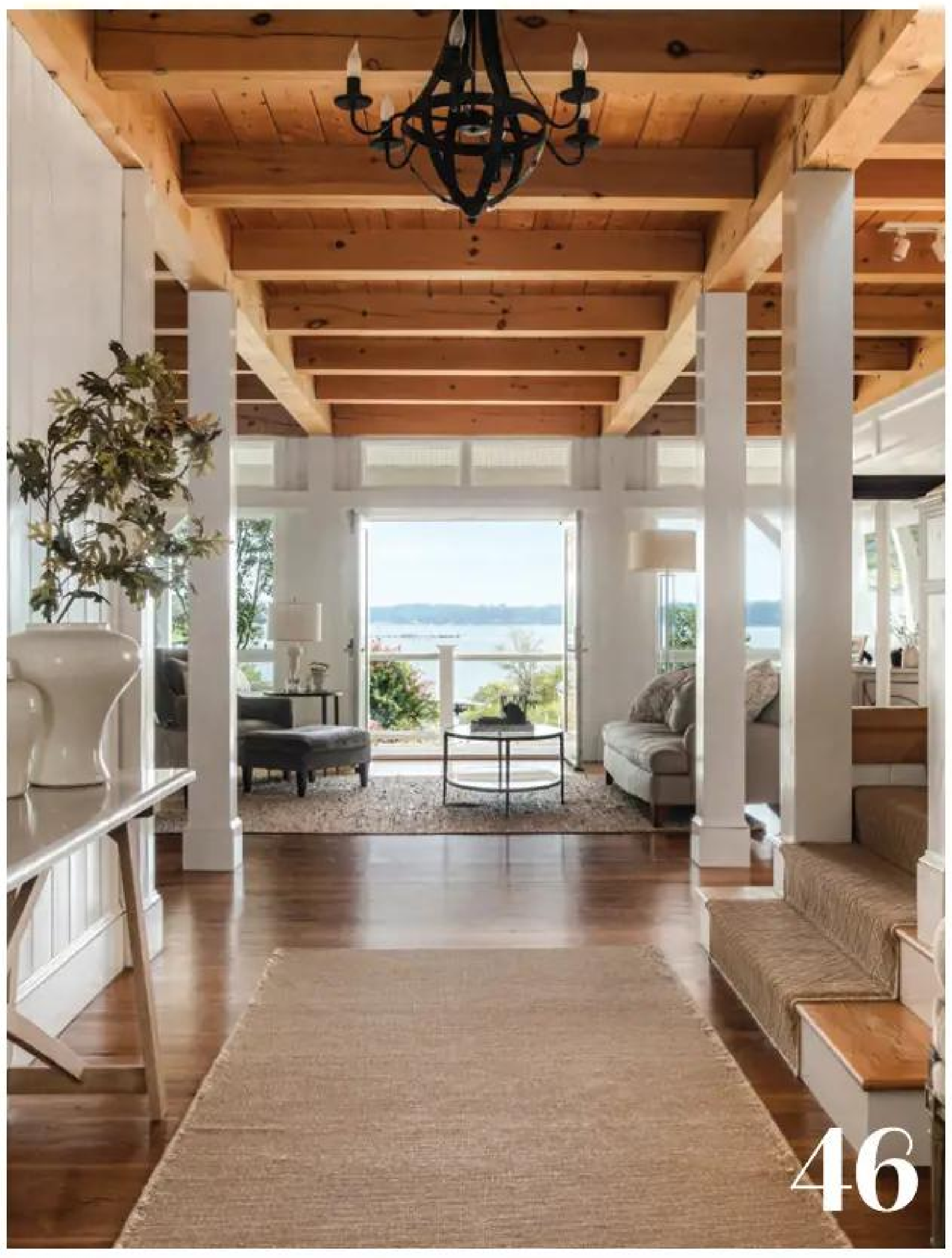

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Front and back cover design by Gabby Oh
Front cover photography by Cate Black, LLC
Back cover photography by Peak Visual

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RAISING AN EYEBROW WINDOW

What is an eyebrow window anyway? Learn more about this lovely New England farmhouse feature.

PHOTO CREDIT: LANDON WIGGS

HOW TO THROW AN OUTDOOR DINNER PARTY

The days are long, and it is time to enjoy your outdoor spaces with friends and family. Learn how to set up your best al fresco area yet!

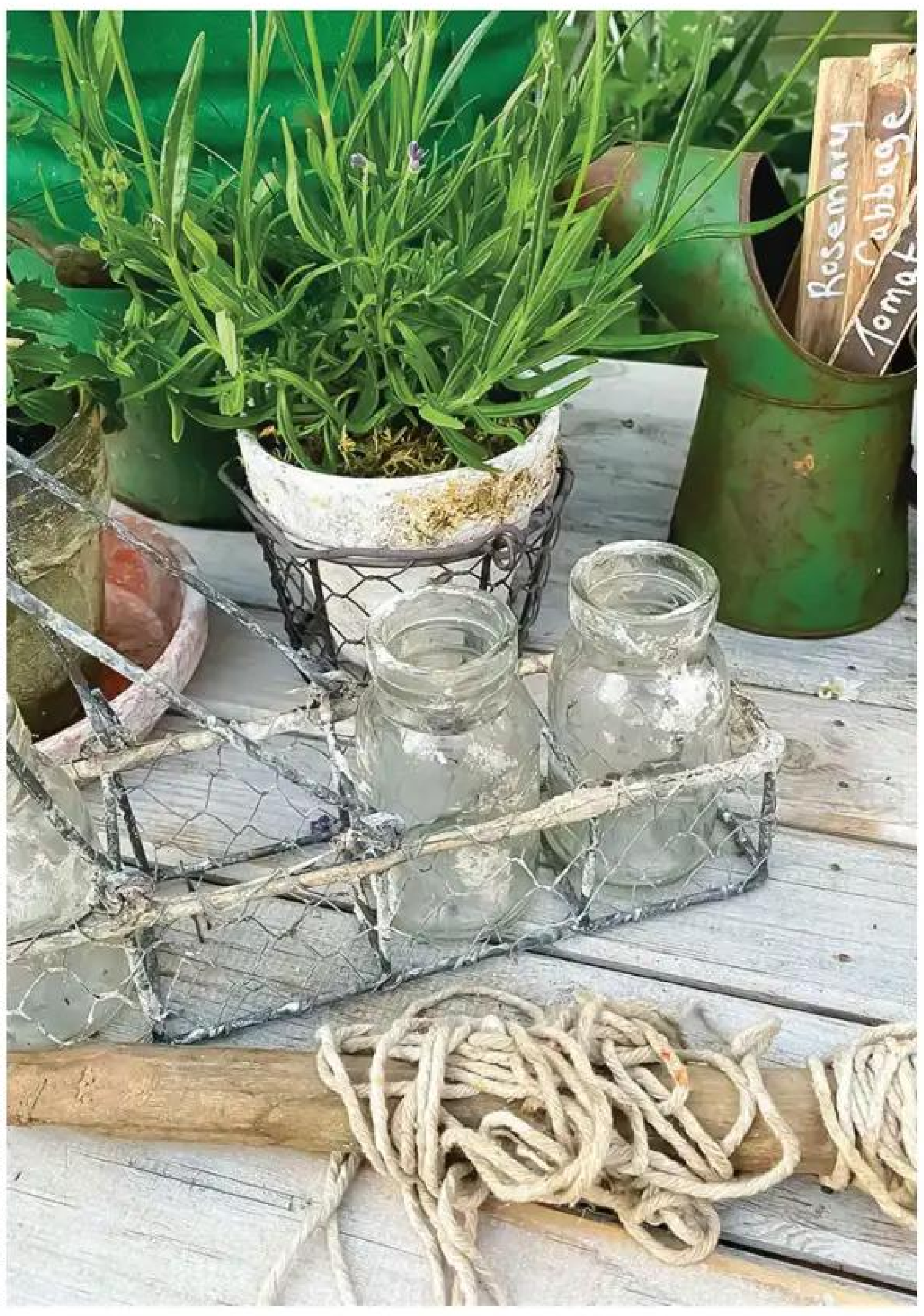

PHOTO CREDIT: COURTESY OF ANNA @MAKINGHOMEMATTER

COLLECTING VINTAGE GARDENALIA

Bring your vintage gardenalia collectibles outside this spring with old gardening tools, terracotta pots and other vessels.

PHOTO CREDIT: COURTESY OF UPSPLASH

SUMMER RASPBERRY GREEN TEA LEMONADE

It just isn't summer without lemonade. From pink to classic or tangy flavors, there's a taste to please all palates. But have you ever tried raspberry green tea lemonade?

PHOTO CREDIT: COURTESY OF GARDEN GATE HOMES

TIPS FOR SUMMER DECOR IN YOUR HOME

To truly enjoy summer, you need to bring summer decor indoors. Here are some ways to add summer decor to your home from designer Kara Christensen of Garden Gate Homes.

Follow us online on Instagram, Facebook and Pinterest for daily inspiration!

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Steal the Style

Shop the cozy English cottage look of Project House Austin with our exceptional sponsors' goods.

Produced by **Kelly McMaster**

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3. **Four Hands Furniture.** A leading designer and wholesaler of intentional, elevated, timeless designs across a full lifestyle assortment, based in Austin, Texas for 30 years, they expertly blend styles, materials and textures from diverse corners of the world. Visit fourhands.com.
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5. **Heritage Tile.** With operations based in Verona, Wisconsin, and a showroom in historic Oak Park, Illinois, a national leader in heritage tilework and exclusive producers of authentic, traditional and classic tile solutions. Visit heritagetile.com.
6. **Alexander James.** Moroccan Zellige tile is just one of many thoughtfully curated architectural products available from Alexander James. Visit alexanderjames.shop.
7. **Ageless Iron Hardware (A Regal Brands company).** The Vale Short Plate strikes the perfect balance between classic rosette charm and the statement-making style of long plates, creating a welcoming touch for any home. With its bold, rustic design and cozy matte black finish, it feels right at home whether you're layering textures in a modern farmhouse or adding warmth to an urban loft. Visit agelessironhardware.com
8. **Ginger Sparrow.** Collaborations with expert craftspeople in artisan communities to combine modern design with the natural linen fabrics is the focus of Ginger Sparrow. Visit gingersparrow.com.
9. **Capitol Lighting/1-800Lighting.** With a myriad of brands under their umbrella, you will easily find a perfect lighting piece for your home. Shown here is pendant Sphere No. 3 Large Pendant by Hudson Valley and Visual Comfort Signature Collection Thomas O'Brien Vendome Wall Sconce. Visit 1800lighting.com.
10. **Mullican Flooring.** The Castillian collection is one of the most exquisite selections of engineered hardwood flooring ever designed. Precision manufactured from the finest European White Oak, it is 5/8-inch thick and provides the elevated visual of solid flooring with the added stability of engineered construction. Castillian Premier offers wire brushed treatments, NWFA Certified Refinishable wear layers, extra wide planks, random extended lengths up to seven feet and carry a 50-year finish warranty. Visit mullicanflooring.com/product/castillian-premier-coastal-fog-25027/.

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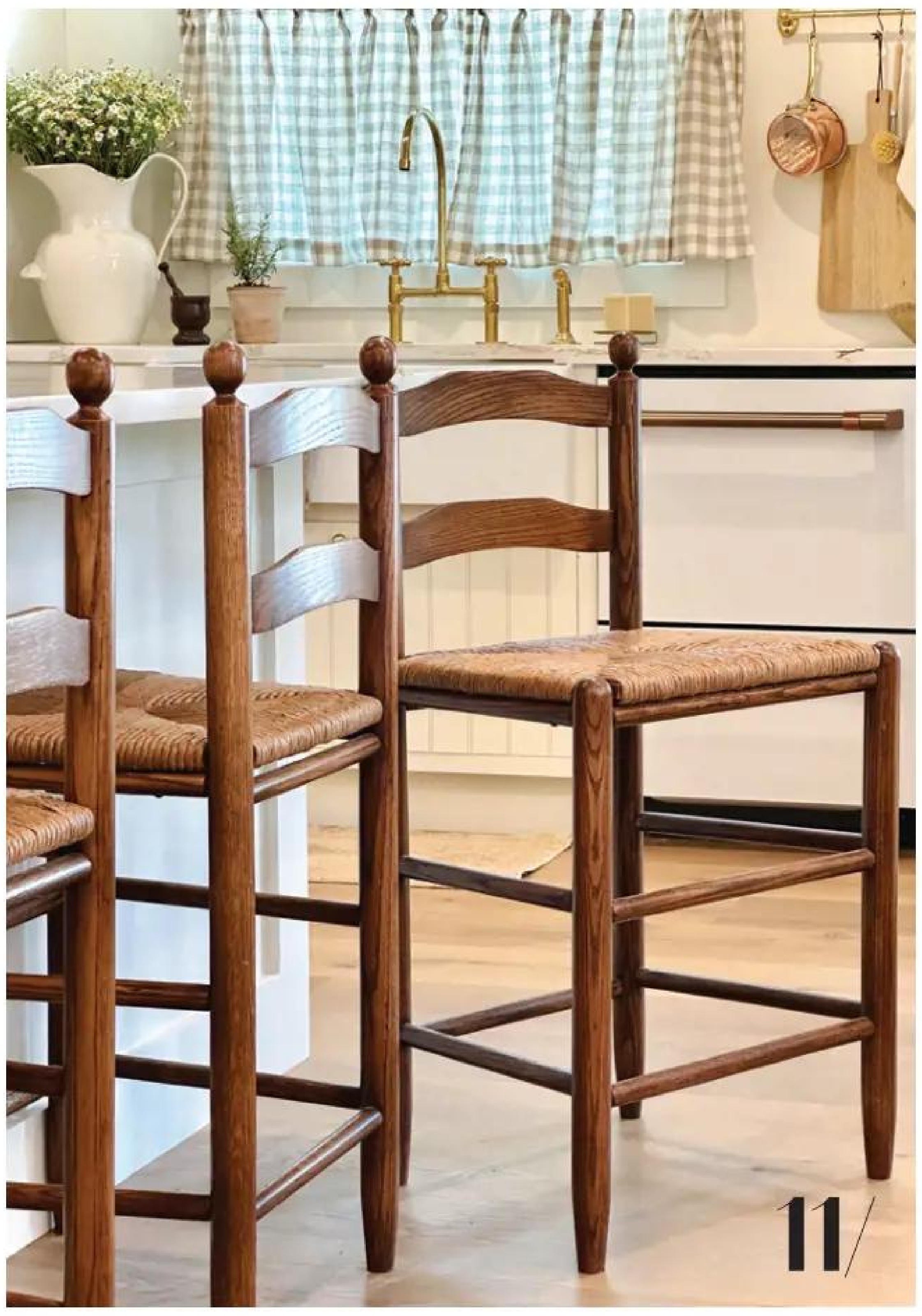

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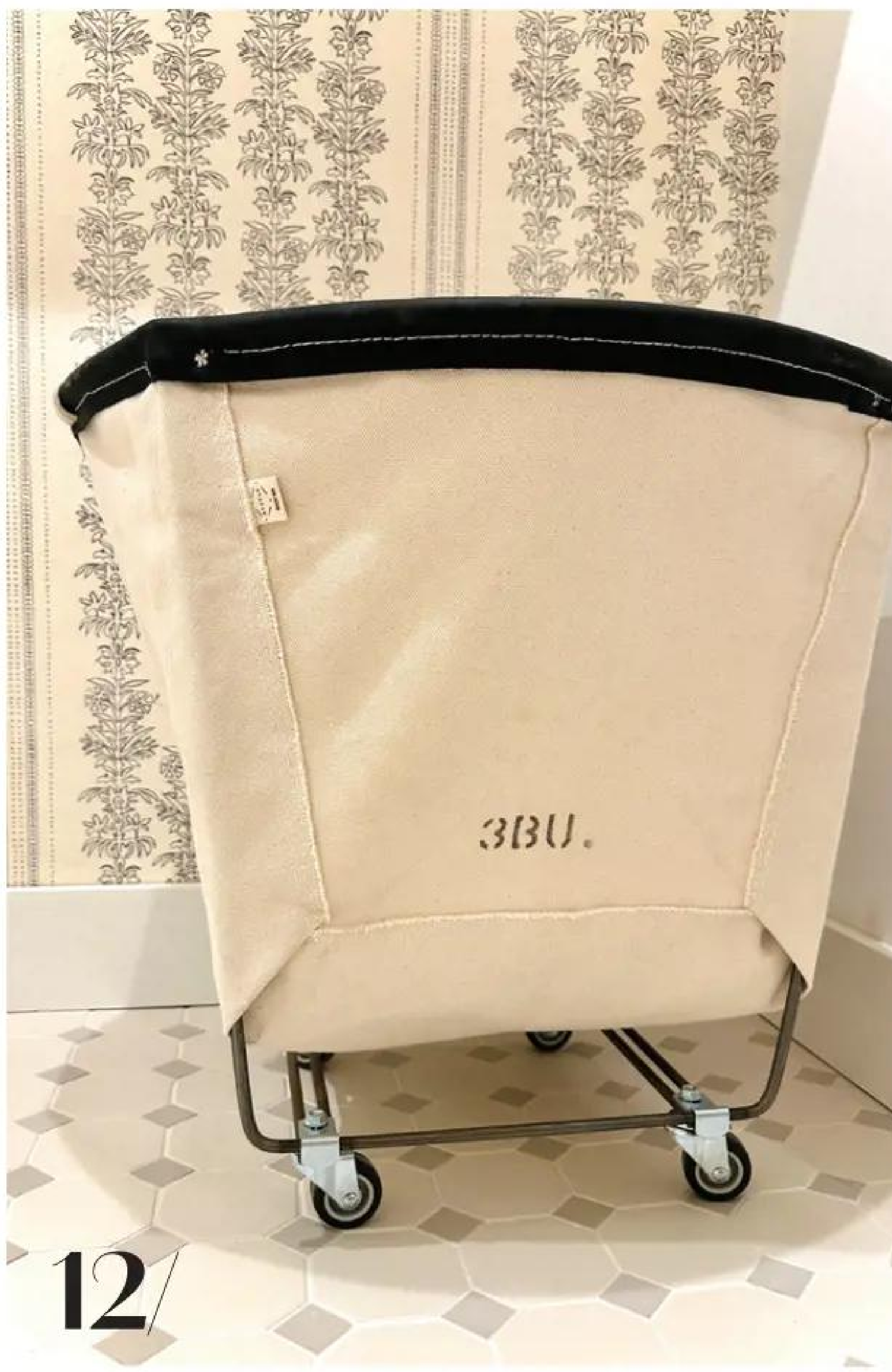

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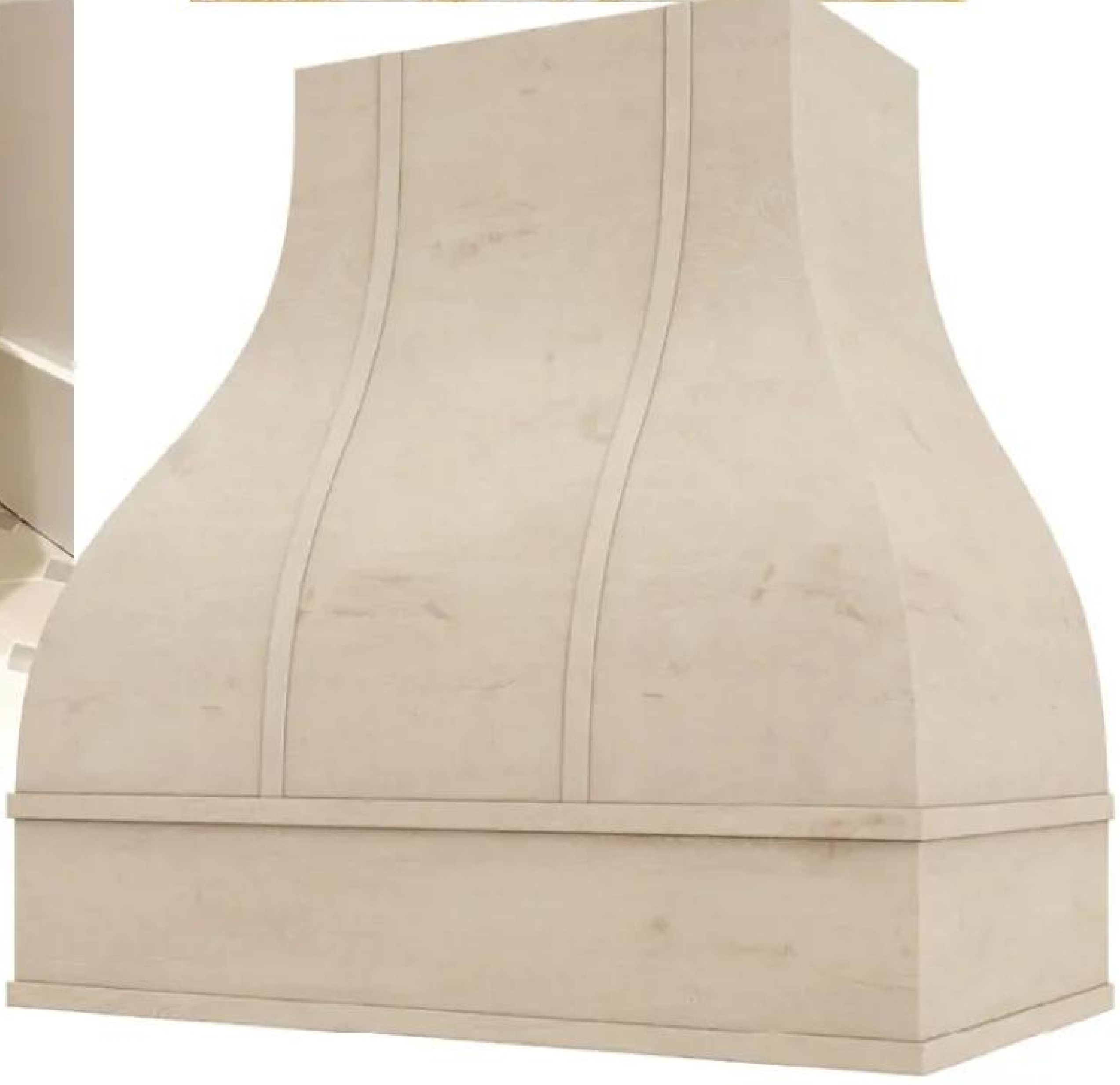

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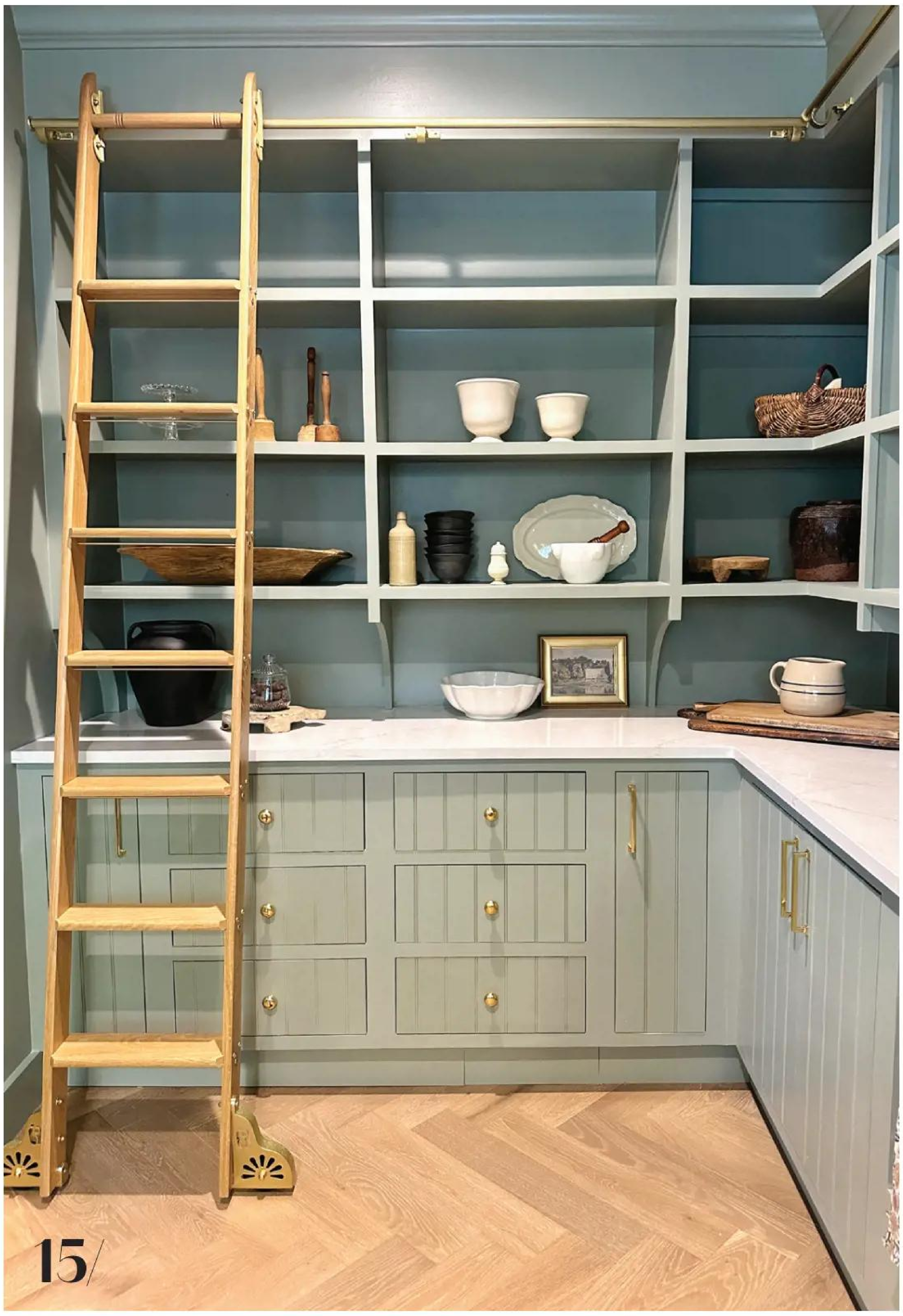

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11. **Troutman Chair Company.** Since 1924, the handcrafted solid wood chairs are those that you "buy once and enjoy forever." Visit troutmanchairs.com.
12. **Cotton and Crete.** This round canvas trolley is a versatile and attractive piece that can be used for laundry, storing pillows, toy organization, or storing towels in a bathroom. Visit cottonandcrete.com.
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15. **Putnam Rolling Ladder Co.** Five distinctive and unique styles of rolling ladders are ready for your customization. Visit putnamrollingladder.com.

16/

16. **Architectural Surfaces.** Since 1992, global sources, natural resources and local soul have resulted in the highest-quality natural stone, quartz and tile products in meticulously curated collections that ensure your search for surfaces ends with Architectural Surfaces. Shown here is Coastal Dunes from the PentalQuartz collection. Visit arcsurfaces.com.

17/

17. **Willow Bath & Vanity.** Specializing in design, luxury and elegance for bathrooms with products that are sourced, manufactured and shipped to protect our planet's future. Shown here is the Sonoma Teak Wood vanity. Visit willowbathandvanity.com.

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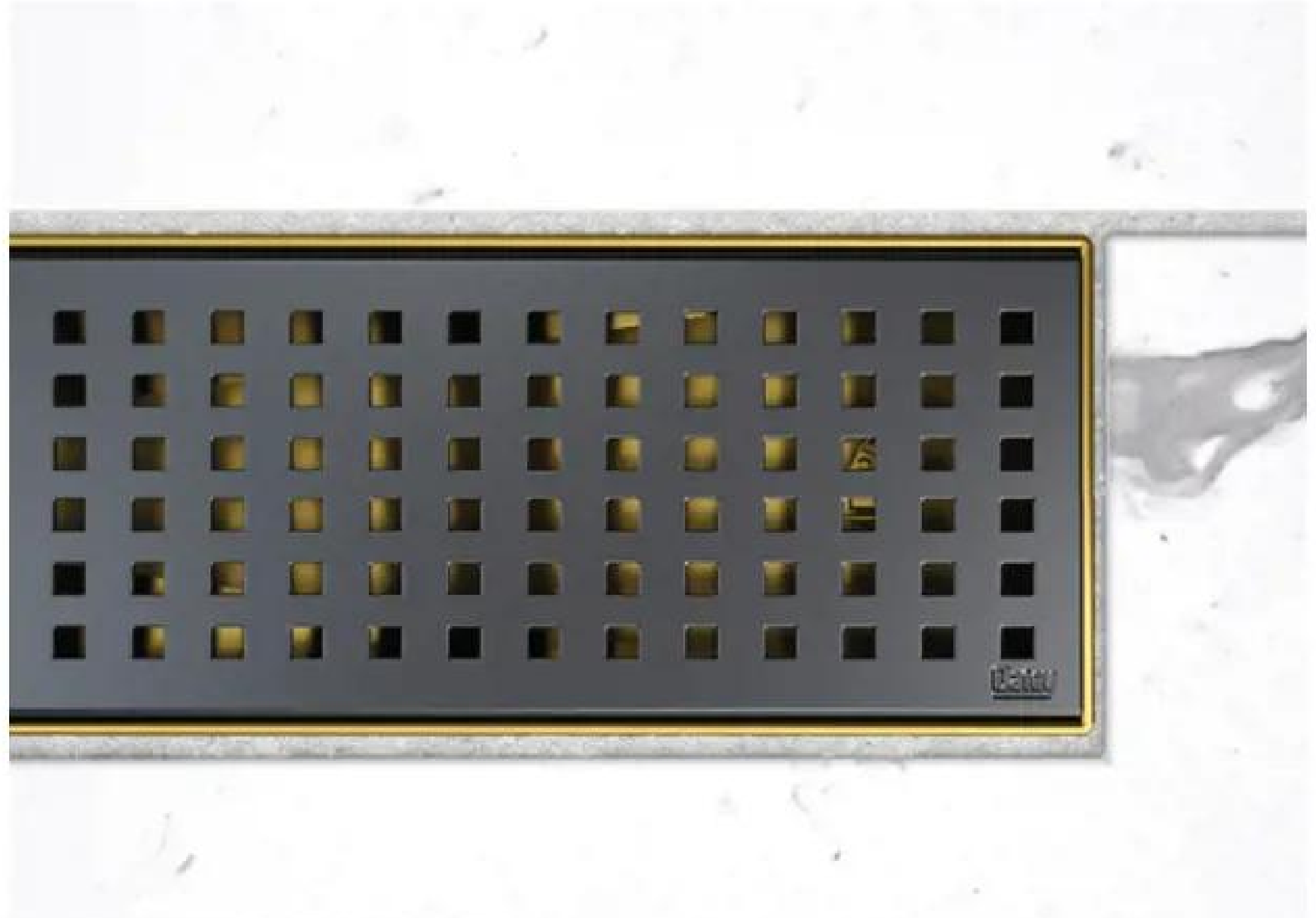

18. **Oatey.** Add functional elegance to your shower with a decorative shower drain, sold as both Vivante (available exclusively at Lowes) and Designline.Made of durable, corrosion-resistant stainless steel, available as square or linear drains, in a range of trend-forward finishes and sizes to complement your bathroom aesthetic. Visit oatey.com/oatey-decorative-shower-drains.

19/

19. **Ruvati.** Ruvati exceeds expectations for style and performance by crafting a unique selection of quality goods that evoke the classic beauty and sophisticated elegance of Italian design. Shown here is the Cordona free standing bathtub. Visit ruvati.com.

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20. **Steves Doors.** Growing with America for over 150 years, with everything from high-density fiberwood to flush doors for interiors, this 2 Panel K-Frame in Unfinished Knotty Alder with mineral streaks and rustic real-wood knots enhances your rustic home aesthetic. Visit stevesdoors.com.

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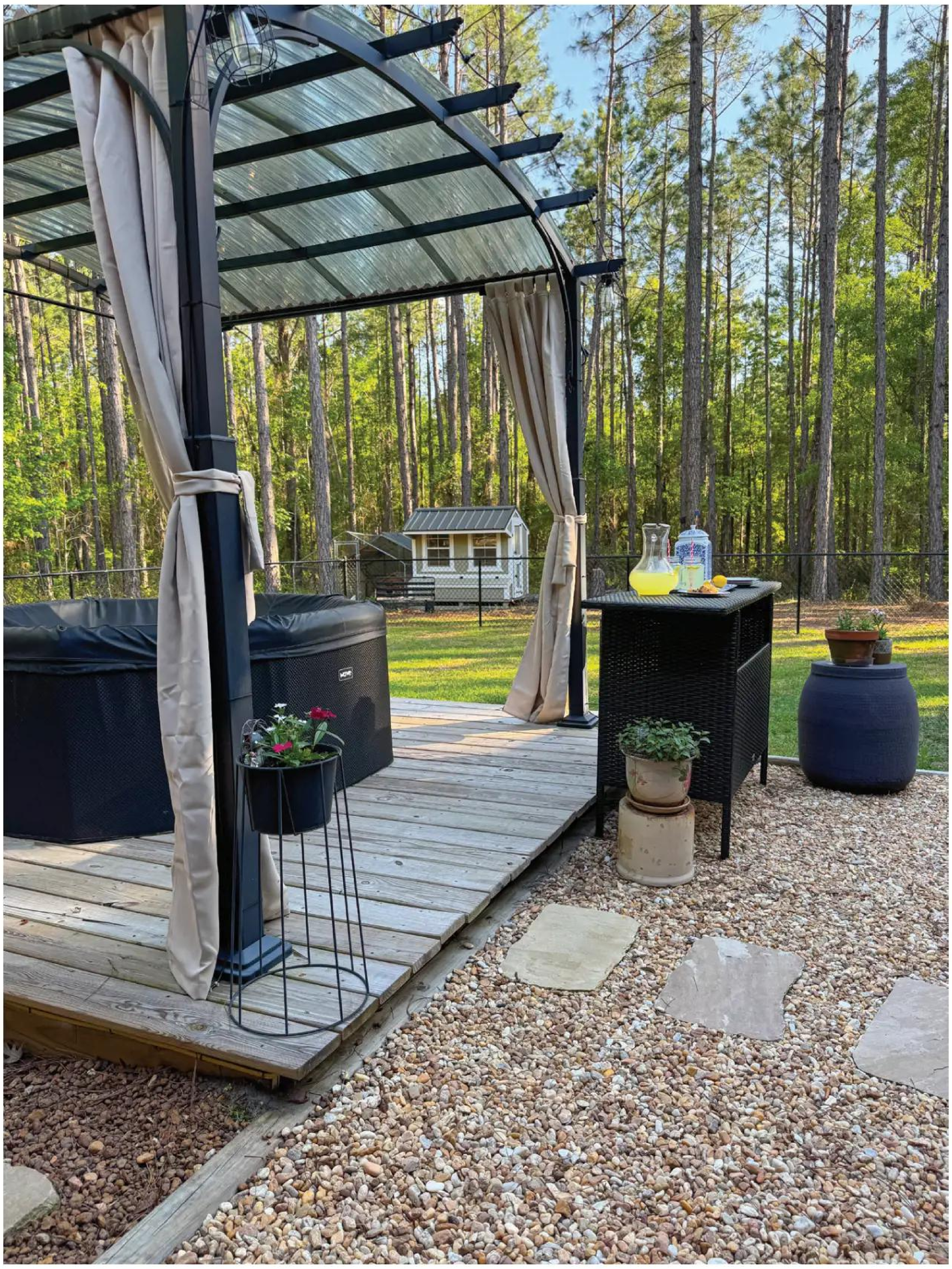
21. **Cherokee Brick.** Founded in 1877, Cherokee Brick manufactures over 100 different varieties of brick from their Georgia and Mississippi plants. Shown here is Ponte Vedra from the Heritage Collection. Visit cherokeebrick.com.

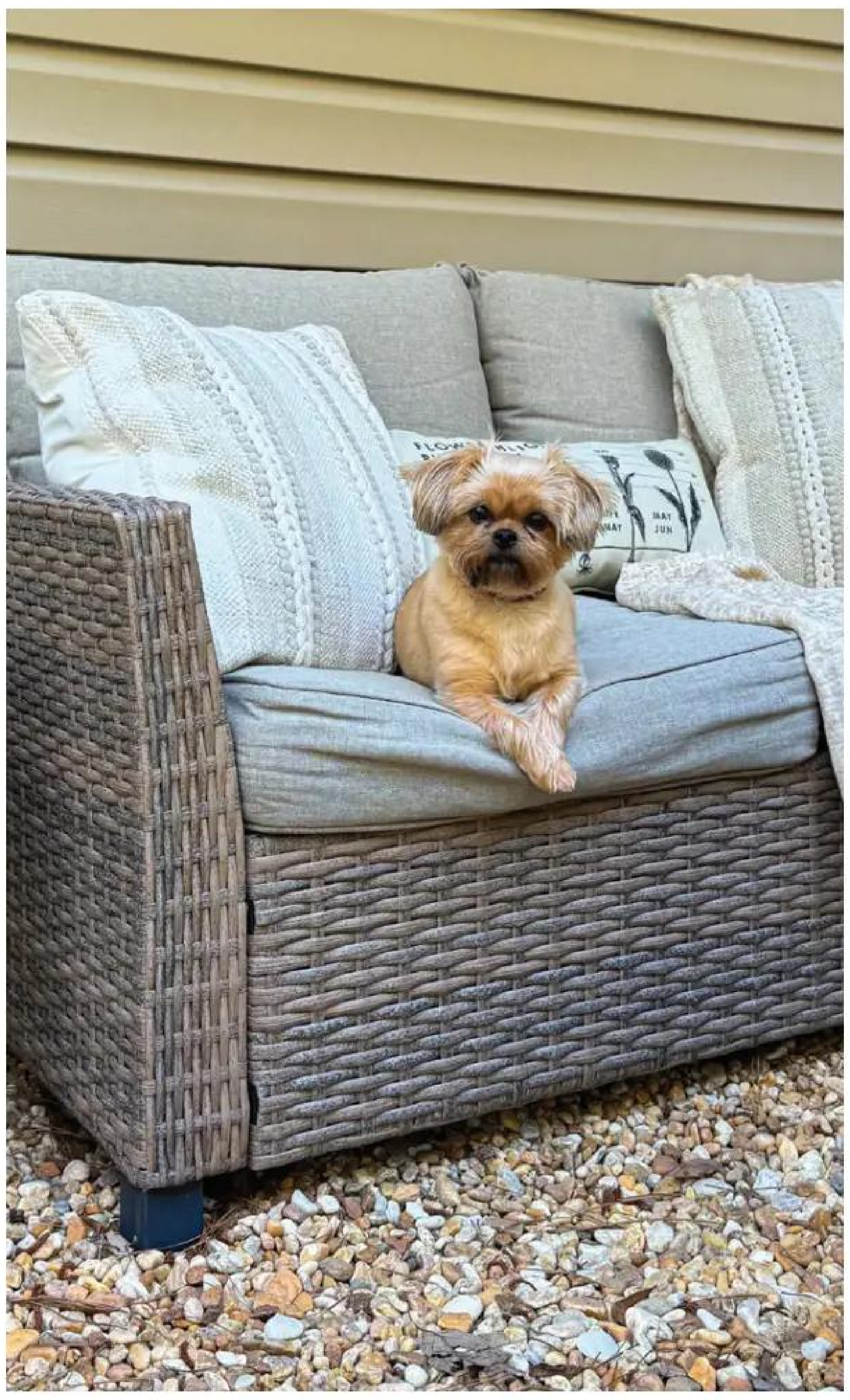
PORCH

Elevate Your Outdoor Entertaining Space

Must-have essentials to create al fresco magic.

Written, styled and photographed by **Lynn Langford**





Hey there, Farmhouse Friends!

Do you love to entertain outdoors? Outdoor entertaining has become more popular than ever, and with the backdrop of nature, it offers us a chance for relaxation and time well spent with our family and friends. Whether you are planning a cozy gathering or a lavish party, setting the stage for outdoor entertainment requires thoughtful consideration to make the most of your space. For me, both aesthetics and functionality are important, so here is what I consider when preparing my outdoor spaces:

1. Comfortable Seating: Start with the foundation of your outdoor space—comfortable seating. Opt for durable yet stylish furniture that complements your overall decor scheme. From weather-resistant sofas and chairs to hammocks and loungers, prioritize comfort without compromising on visual appeal.

2. Ambient Lighting: Create an inviting atmosphere with strategic lighting. Incorporate string lights, lanterns, and pathway lighting to enhance visibility and ambiance as the sun sets. Consider solar-powered options for eco-friendly illumination that blends seamlessly into your outdoor setting.

3. Dining Essentials: If you have room, equip your outdoor space with a dining table and chairs or benches made with weatherproof materials. Having an eating area provides a central gathering point for meals with family and friends. Complete the setup with durable tableware, including outdoor-safe dishes, glasses, and utensils.

At a recent small gathering, I enjoyed using my new Cookie Time Bundle set by Calamityware.

The Things-Could-Be-Worse tray has a beautiful blue and white design. It is made from premium birch veneer and melamine, so it is beautiful, lightweight, and food safe.

The Vigilant Dragons cookie jar is decorated with mystical, watchful dragons to protect your cookie stash

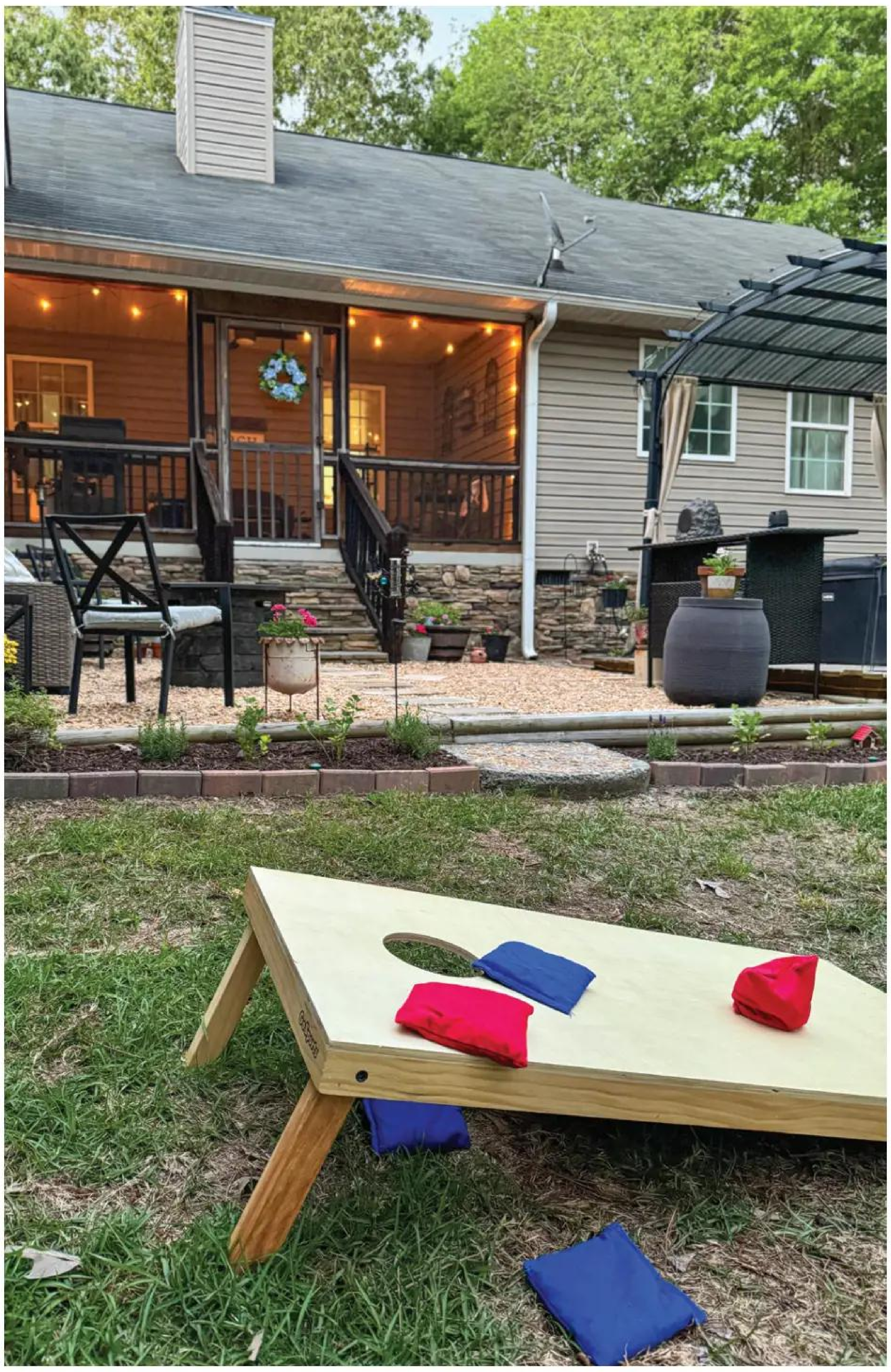
from unauthorized withdrawals. The company even included a delicious recipe for PB Chocolate Chip Cookies to fill the cookie jar.

The Dubious Musicians plates are adorable and the perfect size for snacks and desserts. They are made from fine porcelain with in-glaze decoration. To discover more beautiful, utilitarian, and funny products, visit their website at calamityware.com.

4. Outdoor Kitchen or Bar Area: Enhance your entertaining capabilities with an outdoor kitchen or bar area. Install a grill for barbecue sessions, a countertop for food preparation, and storage for utensils and ingredients. We do not have room for an outdoor kitchen or even a dining table, but we love our bar and how easy it is to have access to refreshments and drinks while entertaining.

5. Cozy Outdoor Accessories: Infuse personality into your outdoor space with cozy accessories that reflect your style. Layer decorative pillows and throw blankets to add warmth and comfort. Outdoor rugs are also a great idea. Incorporate outdoor-friendly decor such as potted plants, sculptures, or weather-resistant artwork to elevate the aesthetic appeal.

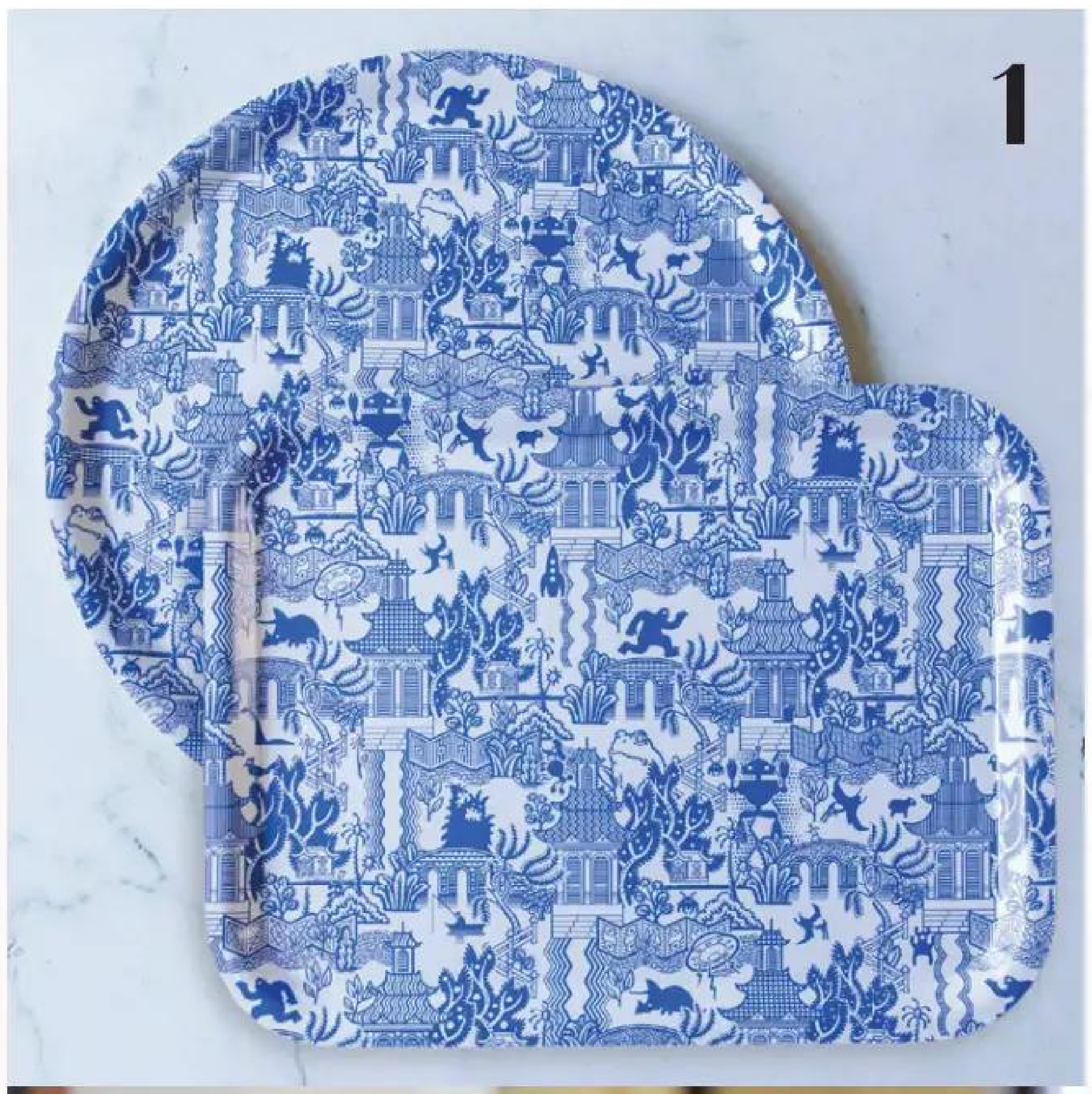
6. Weather Protection: Prepare for unpredictable weather conditions by incorporating elements of weather protection. Invest in umbrellas, awnings, or pergolas to provide shade during sunny days and shelter during light rain showers. Consider portable heaters or fire pits for cooler evenings, extending the usability of your outdoor space throughout the year.



Creating a memorable outdoor entertaining space requires a blend of practicality and creativity. By focusing on comfort, ambiance, and functionality, you can transform your outdoor area into a welcoming retreat for gatherings with family and friends. Embrace the versatility of outdoor decor to design a space that enhances your lifestyle and celebrates the joy of outdoor living.

Follow Lynn on Instagram **@athomeinthewildwood**.

* * *



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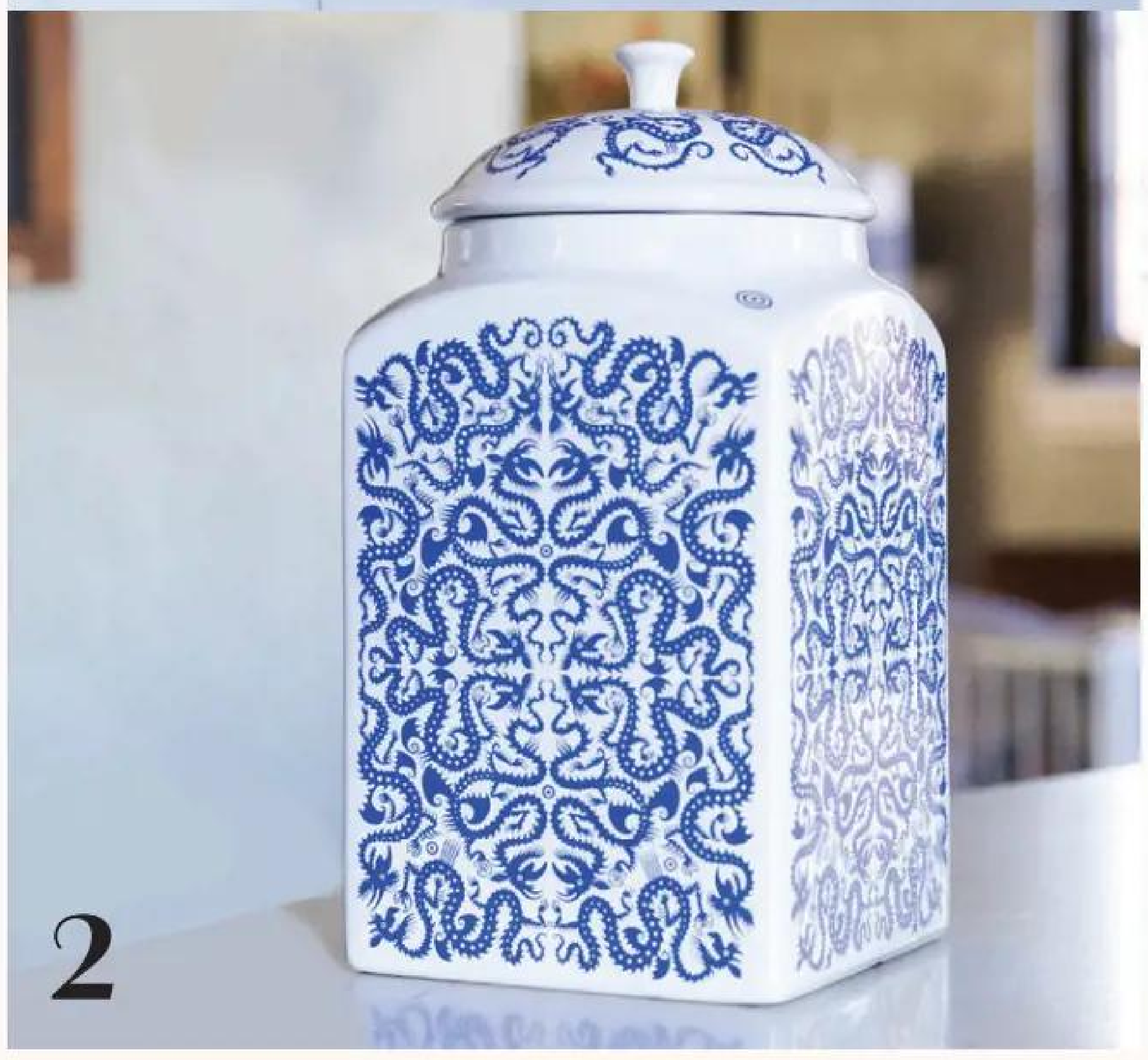

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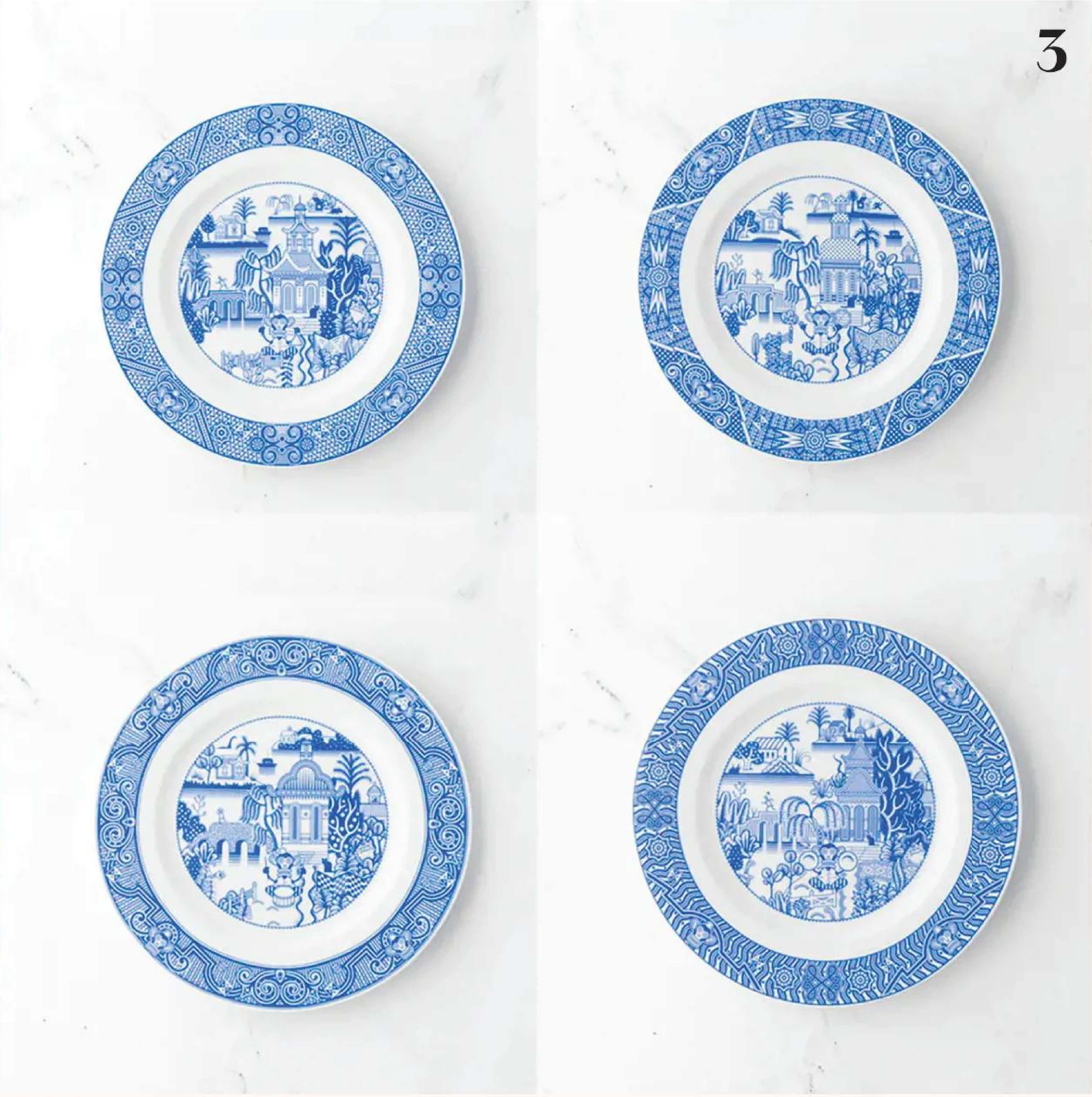

3

Calamityware: Chaos that Sparks Joy

Tableware, gifts and delightful disasters for your home.

Calamityware is an eight-person company headquartered in Pittsburgh, PA where they believe in three things-having fun, taking naps and making their customers happy. Its founder, Don Moyer, is a prolific artist/drawer, who after 30 years of running his own successful communication and design consultancy, started Calamityware. Their vibrant, quirky and unusually unsettling giftware make great gifts and are simply too unique to miss out on!

To learn more visit **calamityware.com** and **@calamityware** on Instagram.

1. Things Could be Worse Trays, square or rectangle, from $40.
2. Vigilant Dragons Cookie Jar, $53.
3. Dubious Musicians Petite Plate, Set of Four, $59.

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Crafting Character: The Reveal of Project House Austin

Take a tour with us of our completed Project House Austin to see a blend of calming neutrals, layered textures, a thoughtful modern layout and loads of English cottage charm come together to create the perfect, cozy retreat.

Written by **Laura Shimko**
Photography by **Cate Black Photography**
Design by **Cottage + Key Design Studio**

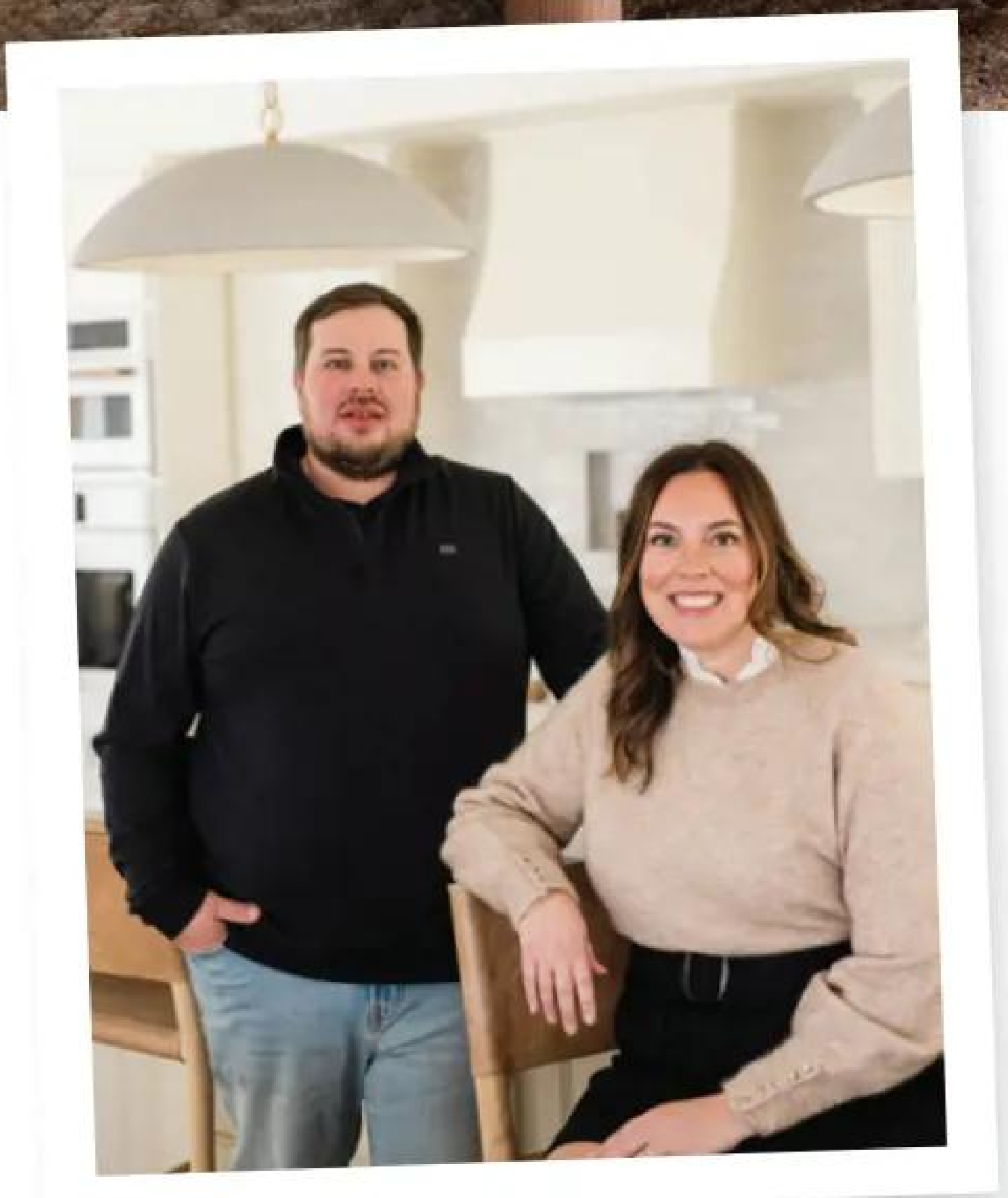
Welcome home. Beginning with the exterior, Melissa and Brent sought to create "instant charm" and cozy curb appeal with brick accenting by Cherokee Brick, handcrafted shutters by Southern Crafted Shutters, large craftsman door from Steves Doors with hardware from Regal Brand's Grandeur Hardware line, and outdoor sconces from Capitol Lighting. Planters from Four Hands Furniture accentuate the entrance.

All good things must come to an end,

and all the hard work on our Project House Austin has reached its final crescendo – and we couldn't be more thrilled to show you the results!

Siblings Melissa Olson and Brent Green of Cottage + Key Design Studio began about one year ago casting a vision for the then empty lot. The inspiration for the home design was largely drawn from a traditional English country cottage but recast for a modern layout and flow. The team labored tirelessly to bring this vision to life, working hand in hand with our excellent slate of Project House sponsors to select just the right pieces and finishes for the home. The result is a seamless blend of coziness, character and functionality.

Cozy Comfort. The living room space is brimming with warmth from the wood beams on the ceiling from Decorative Ceiling Tiles and engineered hardwood floors by Mullican Flooring. Depth and a slight moody flavor infuses the space with the dark grey sofa from Mantle Furniture, balanced by lighter linen chairs and coffee table from Four Hands. One of the main focal points of the room is the faux fireplace and the beautiful diamond-shaped Moroccan stone inside the firebox from Alexander James Tile.



THE JOURNEY & BUMPS IN THE ROAD

Melissa and Brent, the dynamic duo behind Cottage + Key Design Studio, brought together their talents and experience in construction and interior design to bring this new build to life. To visualize each space and craft a carefully cohesive design, they first created AI renderings of each space, complete with design mood boards for a clear picture of the elements and pieces from our wonderful team of sponsors that would embody the vision for this refined yet cozy cottage home.

We got a glimpse of that process by zooming into the details of a handful of rooms in our Project House. Starting with the living room, the first space you see when entering the home, Melissa utilized materials and selections that would give the feeling of a "warm hug." We then turned from a large gathering space to the smaller but hardworking spaces of the pantry and guest bathroom, where Melissa did not sacrifice either functional consideration or design cohesion.

Cate Black LLC is a full-service interior, branding photography and videography firm based in Austin, Texas. Cate Black has a bachelor's degree in photography, 18+ years of experience and has been featured in multiple design publications. Her team prioritizes creating highly engaging marketing content—from capture to platform—for interior designers that elevate and grow their brand. Visit cateblackphotography.com.

Heart of the Home. The open floor plan allows us to move directly to the kitchen, full of elegant and functional features like the gorgeous countertops by Architectural Surfaces, farmhouse sink by Ruvati, range hood by Hoodsly, counter stools by Troutman Chair Co., and topped off with light fixtures from Capitol Lighting/1-800Lighting that truly elevate the space. Gorgeous wood flooring by Mullican Flooring grounds the space.

Construction began and we learned about the importance of proper placement of plumbing and electrical elements, as well as how essential quality products and materials are even if they are not visible. Melissa and Brent shared the inspiration and vision for the exterior of the home, and how to create a timeless and charming curb appeal for a good first impression. Our last visit focused on the guest bathroom and how good design is all about creating special moments with details.

While the project overall was fairly smooth and uneventful, there were some challenges the team faced, especially in the end as they worked to bring together all the exterior finishes. The cause was that age-old, uncontrollable nemesis – the weather. "The spring rain felt like it would never stop, and it definitely tested our patience and timeline," Melissa says.

"While there's no magic wand for drying up a construction site, we learned to be incredibly strategic with our workflow, shifting focus indoors and being ready to seize every dry moment. There were many long days, but seeing the exterior finally come together after battling the elements was a really rewarding feeling."

Practical Comforts. The light and bright palette, combined with warm touches and relaxing and inviting textures, gives the home a quintessentially cozy look and feel while maintaining a sophisticated style. Behind the scenes, HVAC system by MRCOOL® and plumbing products by Oatey Co. provide quality products that are the foundation to the functionality of the home.

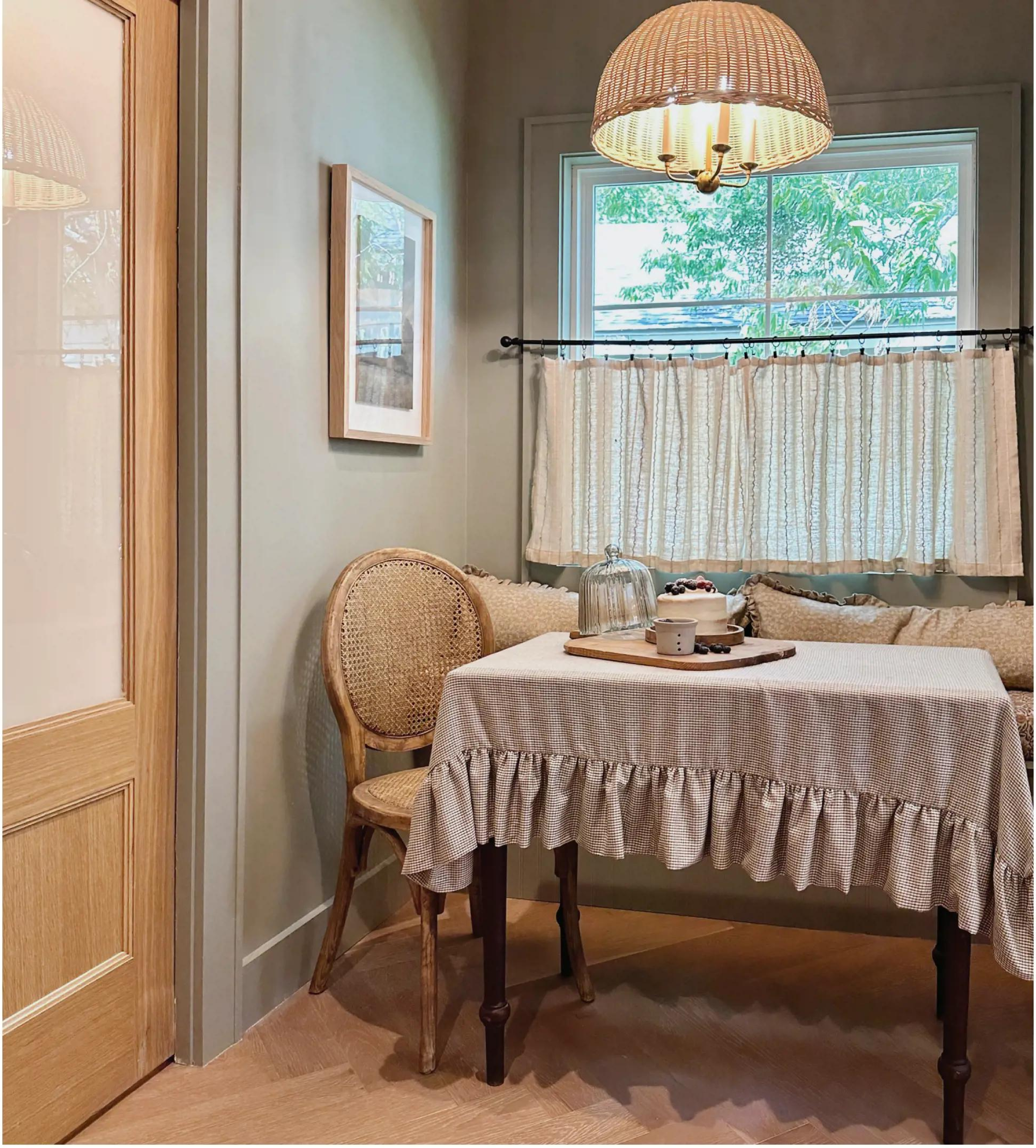
Design Do's and Don'ts by Melissa Olson

THE DO'S

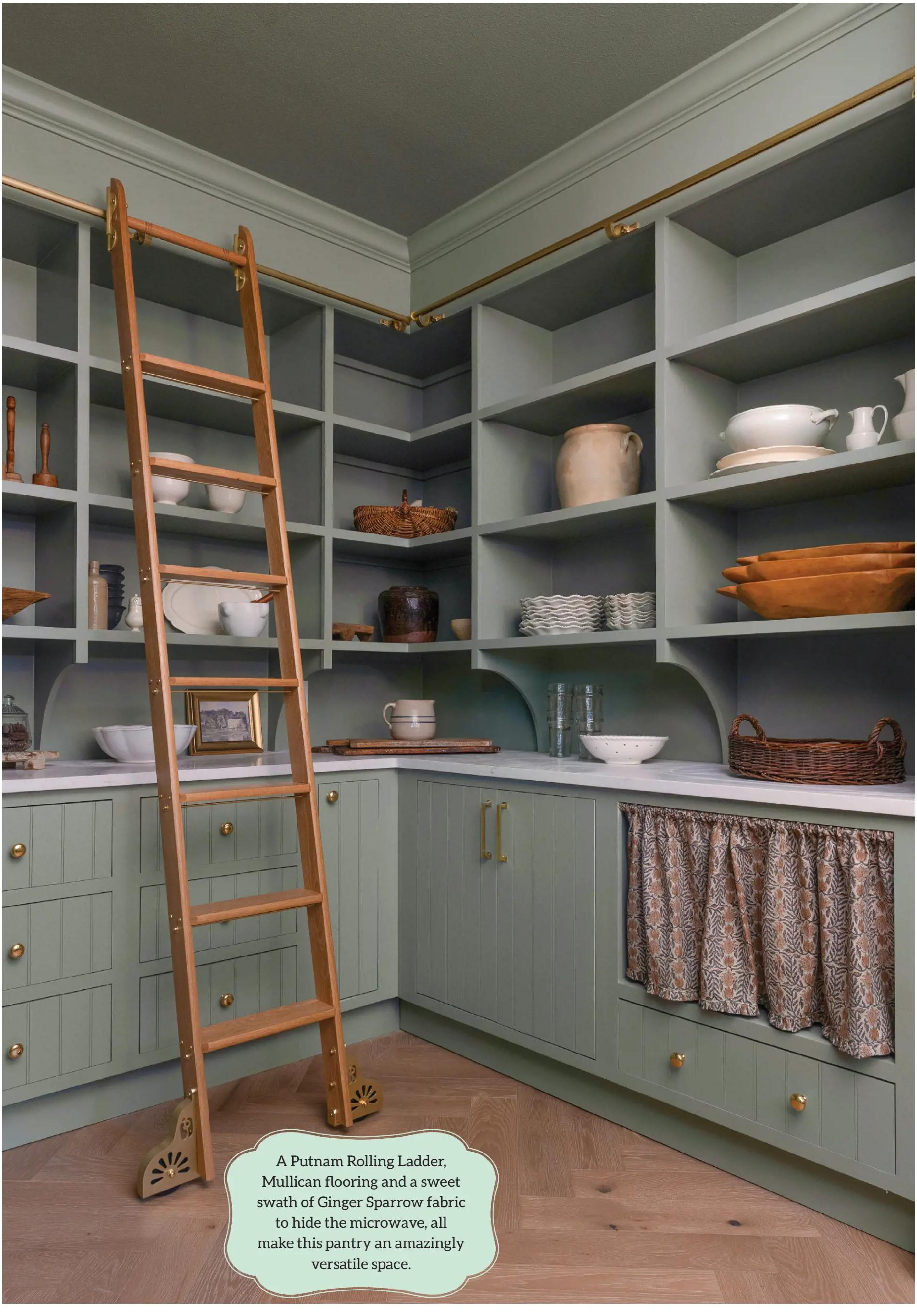
- **Mix Your Metals.** "Strategically mixing up to two metal finishes (like your favorite polished nickel and brass) adds depth, visual interest, and prevents a space from feeling monotonous," Melissa says. "Be intentional about where you place each metal to create a balanced and sophisticated look."
- **Visualize.** "Absolutely crucial is visualizing how you and your family will actually live in each space," she says. "Consider your daily routines, entertaining needs, and individual family member requirements."
- **Embrace Pattern.** "Pairing a fun, eye-catching pattern with a timeless tile shape (like subway or hexagon) is a fantastic way to inject style without overwhelming the space or dating it quickly," she says. "This offers a balance of trend and longevity."
- **Prioritize Quality.** "While it's tempting to save money initially, prioritize investing in high-quality foundational elements like flooring, well-constructed furniture for high-traffic areas (like sofas and dining tables), and durable countertops," she says. "These are the workhorses of your home and will contribute significantly to its long-term comfort and aesthetic appeal."
- **Layer Lighting.** "Plan your lighting in layers: ambient (general illumination), task (focused lighting for specific activities), and accent (decorative lighting to highlight features)," she says.

THE DON'TS

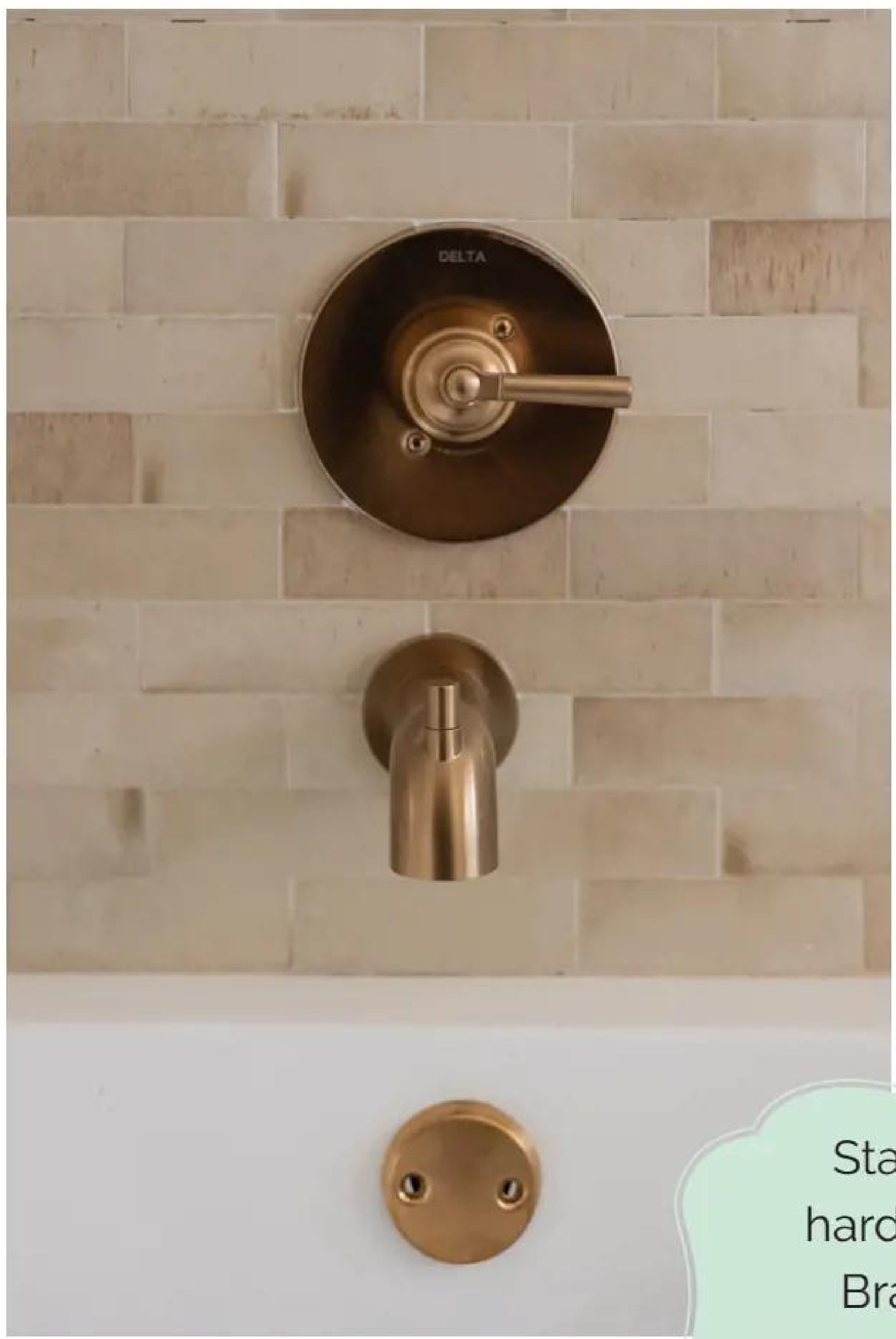
- **Rely on Contractor Design Advice.** "While your contractor's expertise is invaluable for construction, their design sensibilities may not align with your vision," she says. "Avoid making significant design decisions based solely on a contractor's preference, as it can lead to a disjointed or uninspired result."
- **Underestimate Storage Needs.** "Plan for ample storage in every room, considering things like linen closets, pantry space, mudroom organization, and bedroom closets," she says. "Well-planned storage contributes significantly to a feeling of calm and order in your home."
- **Follow Trends Blindly.** "While staying current is appealing, avoid incorporating overly trendy elements that might quickly feel dated," she says. "Instead, focus on timeless design principles and introduce trends through easily changeable accessories like pillows, artwork, and smaller decor items."
- **Neglect the Exterior.** "Remember that curb appeal is important, and the exterior of your home sets the first impression," she says. "Consider the landscaping, hardscaping, exterior finishes, and lighting as part of your overall design plan to create a cohesive look from the outside in."
- **Rush Planning.** "Take your time in the initial planning and design stages," she says. "Rushing decisions can lead to costly mistakes and regrets later on. Invest the time to thoroughly consider your needs, wants, and budget before construction begins. This thoughtful approach will ultimately lead to a more satisfying and well-designed home."



above and opposite I A Neat Nook. Tucked behind a pocket door by Steves Doors, the pantry and breakfast nook boast of a fun and elegant ladder from Putnam Ladders, wicker chandelier by Capitol Lighting/1-800Lighting, and herringbone flooring by Mullican Flooring. A cute breakfast nook includes a table cloth made with fabric from Ginger Sparrow and rounded cane chairs from Cotton & Crete.



A Putnam Rolling Ladder, Mullican flooring and a sweet swath of Ginger Sparrow fabric to hide the microwave, all make this pantry an amazingly versatile space.



Statement making hardware from Regal Brands/Granduer Hardware add the perfect finishing touches.

STYLE & FUNCTION

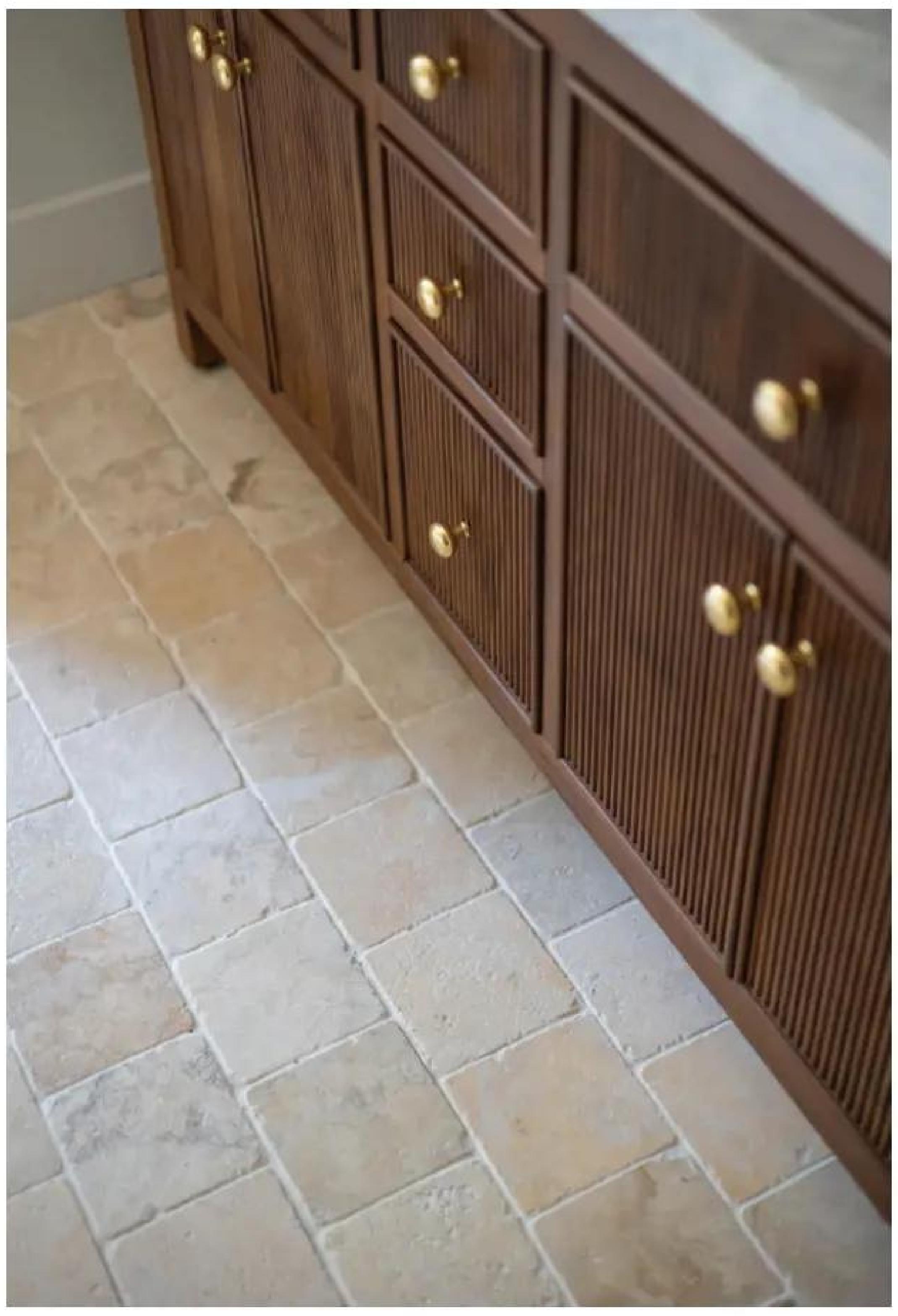
As with any home design, creating the ideal marriage between practical considerations, like storage, flow, and maximum use of limited square footage, and aesthetic considerations was a key part of Melissa and Brent's process. "Maintaining design cohesion throughout the house was so important," says Melissa. "We kept a consistent vision of the European cottage aesthetic and repeated thoughtful details throughout. While each room has its own personality, they are all united by the underlying European cottage style." Their process was simple but thorough. "We began by considering how a family would naturally flow through and utilize each space, ensuring furniture layouts supported both functionality and connection," she says. "Then, we layered in character and depth through carefully selected decor and accessories, ensuring each element spoke to the overall vision." None of this would be possible, of course, without the contributions of our amazing team of Project House sponsors.

SEE SOURCES, PAGE 113.

* * *

opposite | Remote Ready. **Off the living room, the guest bedroom, designed to be a home office, once again features flooring from Mullican, doors from Steves Doors, and simple but charming furnishings by Four Hands.**

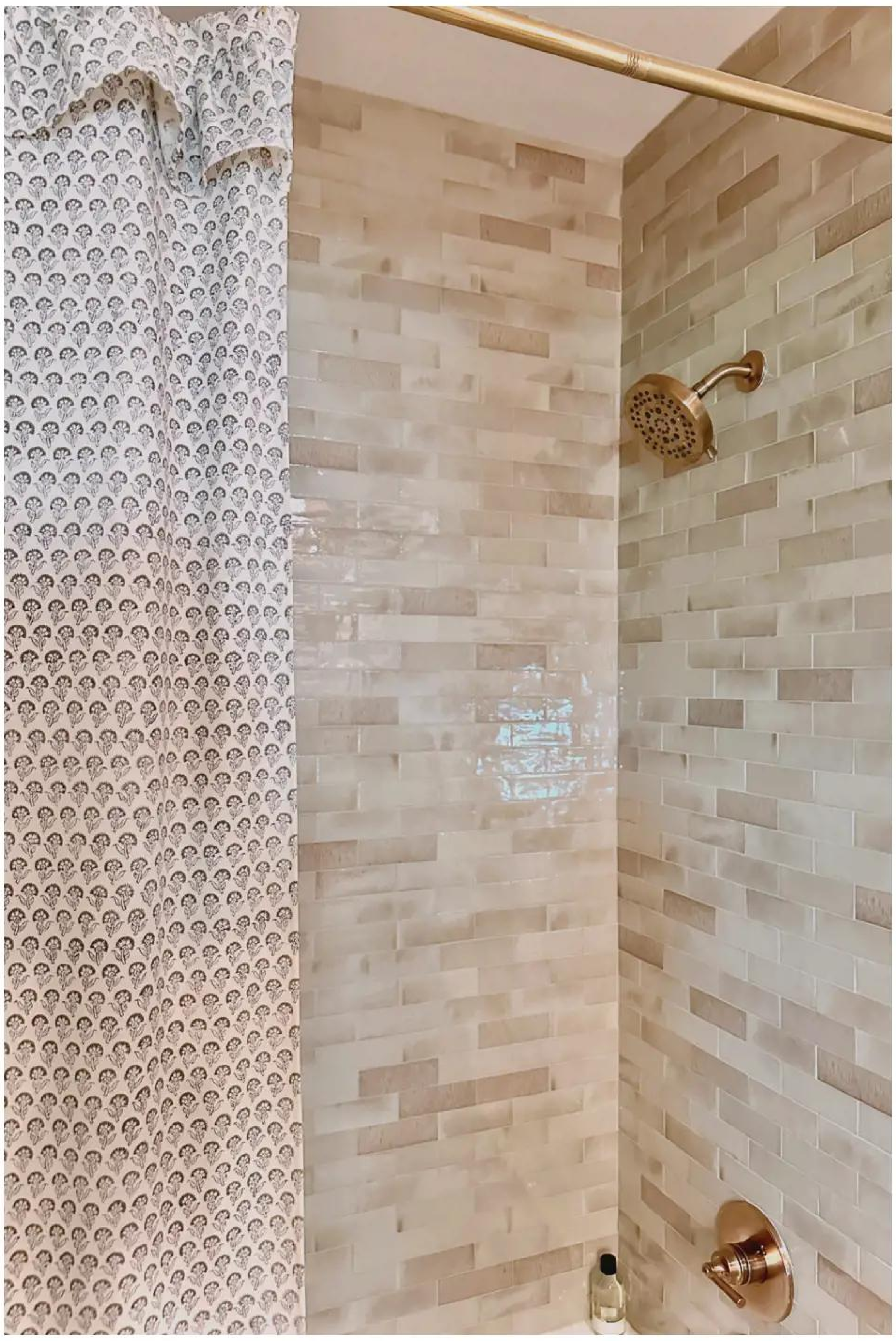
Main Escape. The primary bedroom and bathroom, designed to be a relaxing and rejuvenating escape, showcase lamps, milk glass and brass fixtures and wall sconces from Capitol Lighting/1-800Lighting. Furnishings are from Four Hands, freestanding tub from Ruvati, white oak doors from Steves Doors, and vanity from Willow Bath and Vanity.



Please turn to page 34 to see information about Cottage and Key Design Studio and all the generous sponsors. To see prior Project House Austin articles, visit **americanfarmhousestyle.com** and click on the Project House tab on the home page.

Connected Spaces. In the back of the home, the mudroom and laundry room continue the cozy cottage feel while also providing practical considerations as two hardworking spaces. In the mudroom, a custom cushion with textured fabric from Ginger Sparrow pops, and adds European charm. The laundry room's eye-catching custom tile floors from Heritage Tile continue the countryside cottage feel, with added authenticity having been crafted in France. A rolling laundry basket from Cotton & Crete is a functional as well as stylish finishing touch. This area opens to the attached garage at the rear of the home.

left | Smart Storage. Built-in shelving nestled in the hallway, between the office and guest bedroom, allow creativity to floursih with books, art, and baskets for storage.



Stay Awhile. Off the living room lies the guest bathroom, featuring another white oak door from Steves Doors, hardware from Regal Brands' Grandeur Hardware line, and scalloped lighting from Capitol Lighting/1-800Lighting. Italian tile graces the floor and walls from Alexander James Tile and complimenting the vanity from Willow Bath and Vanity. A fabric shower curtain from Ginger Sparrow adds a finishing touch of texture and warmth.

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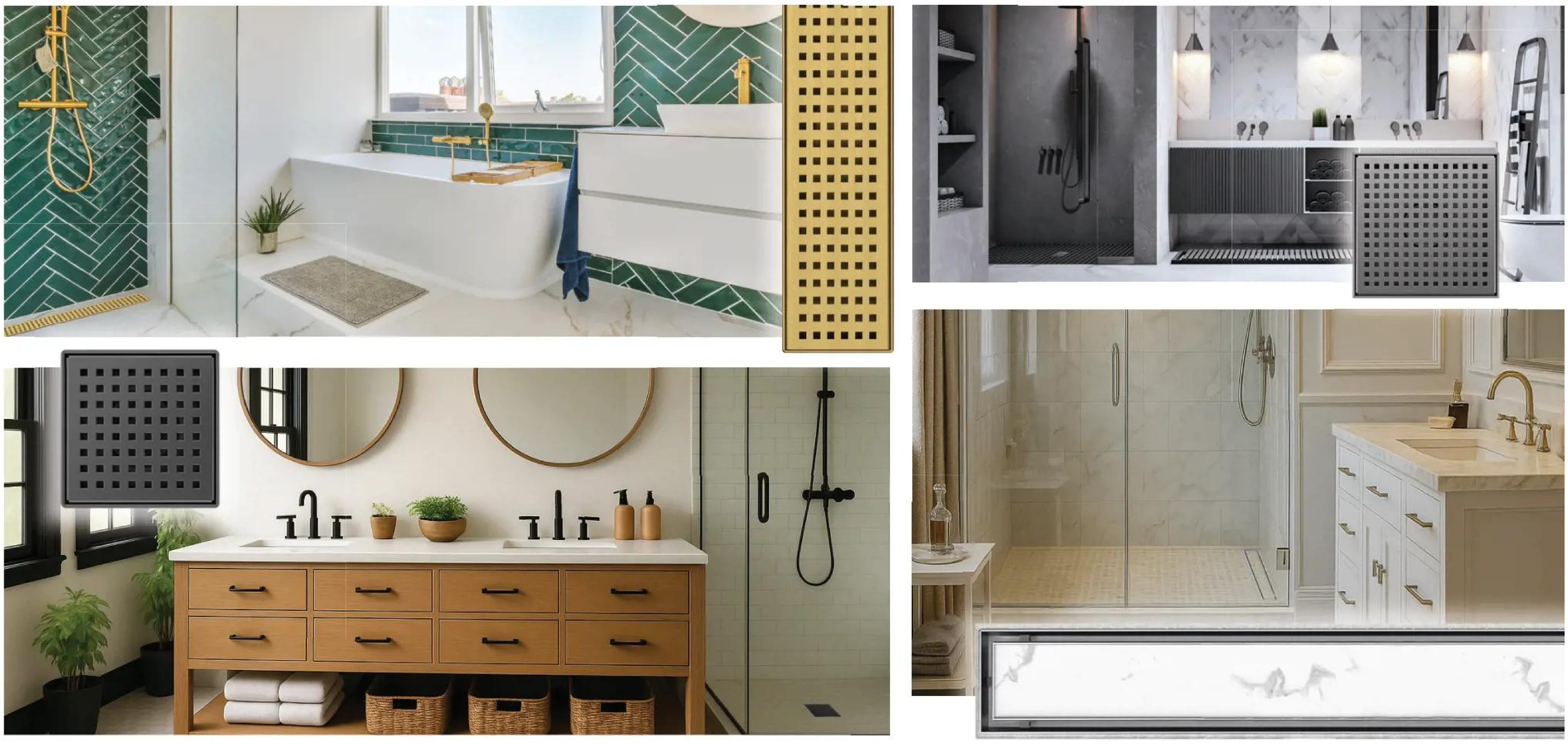

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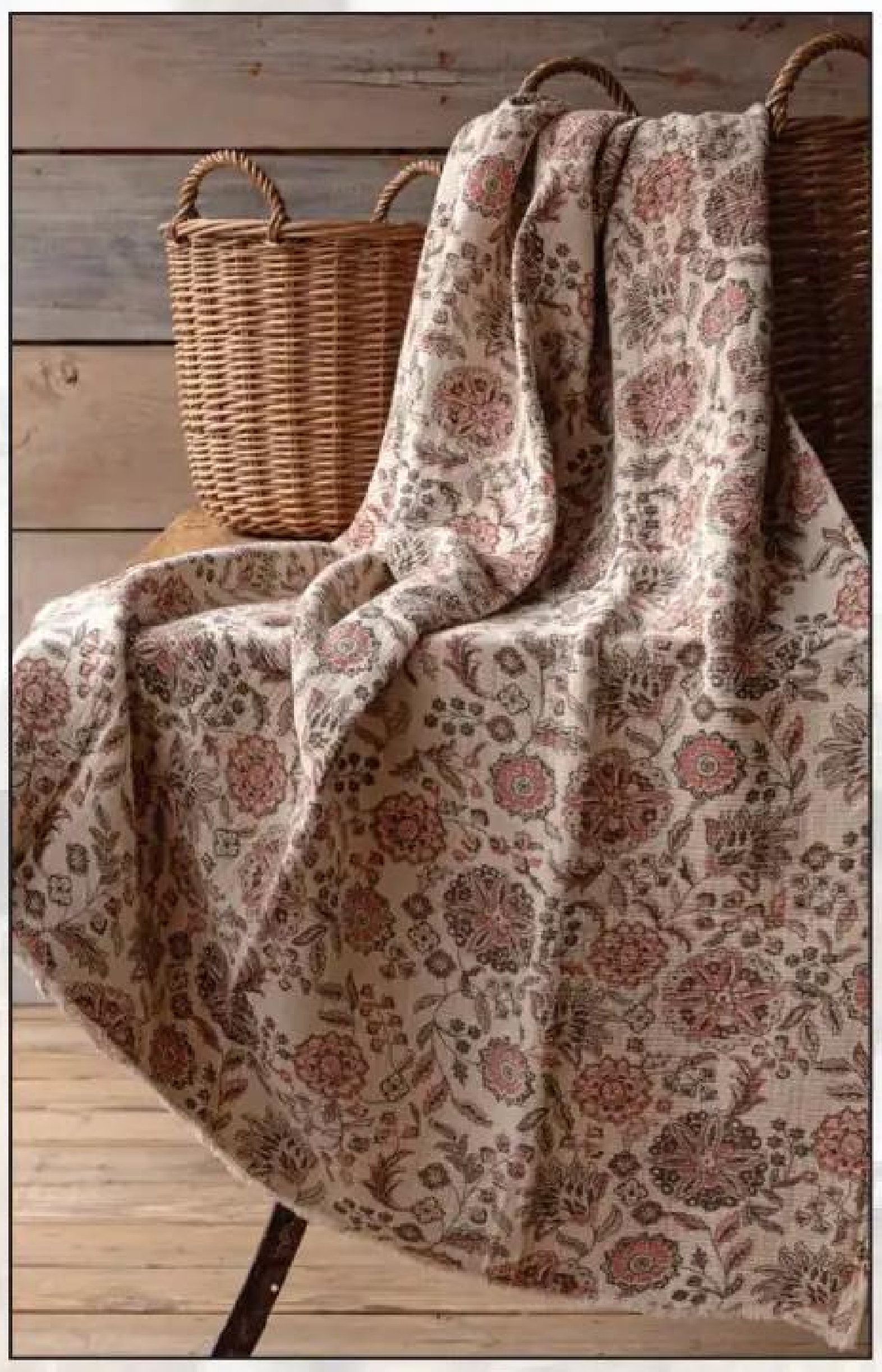

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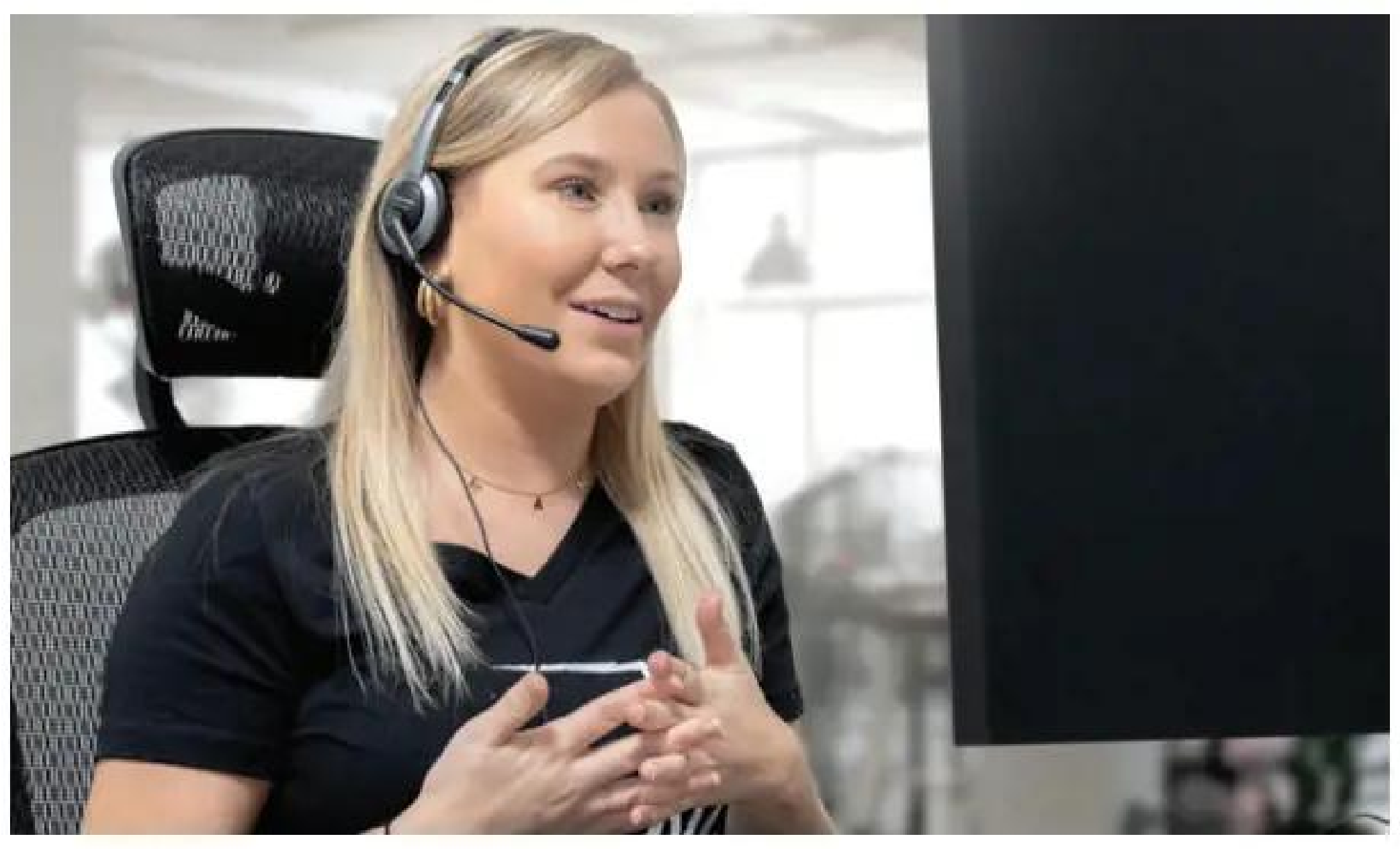

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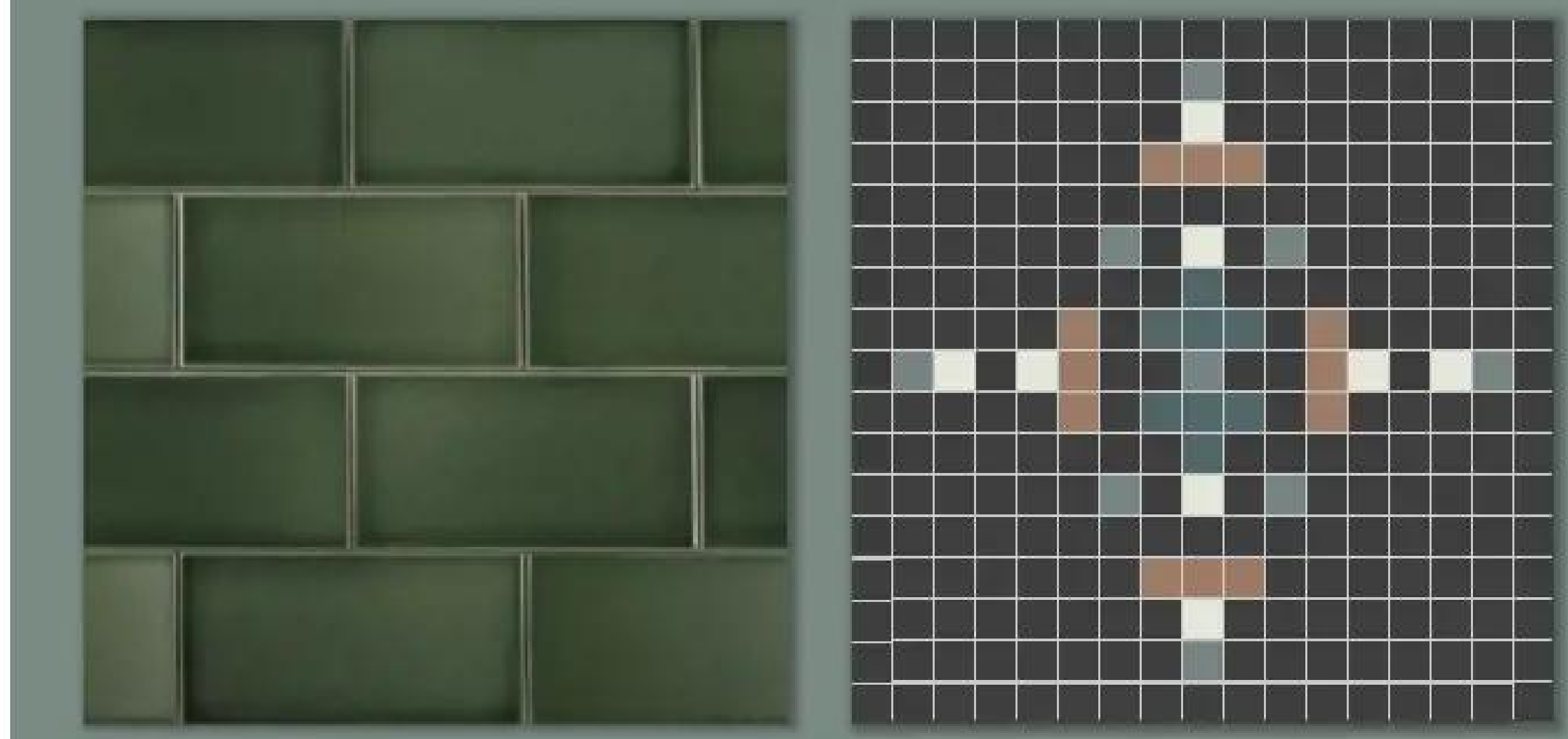

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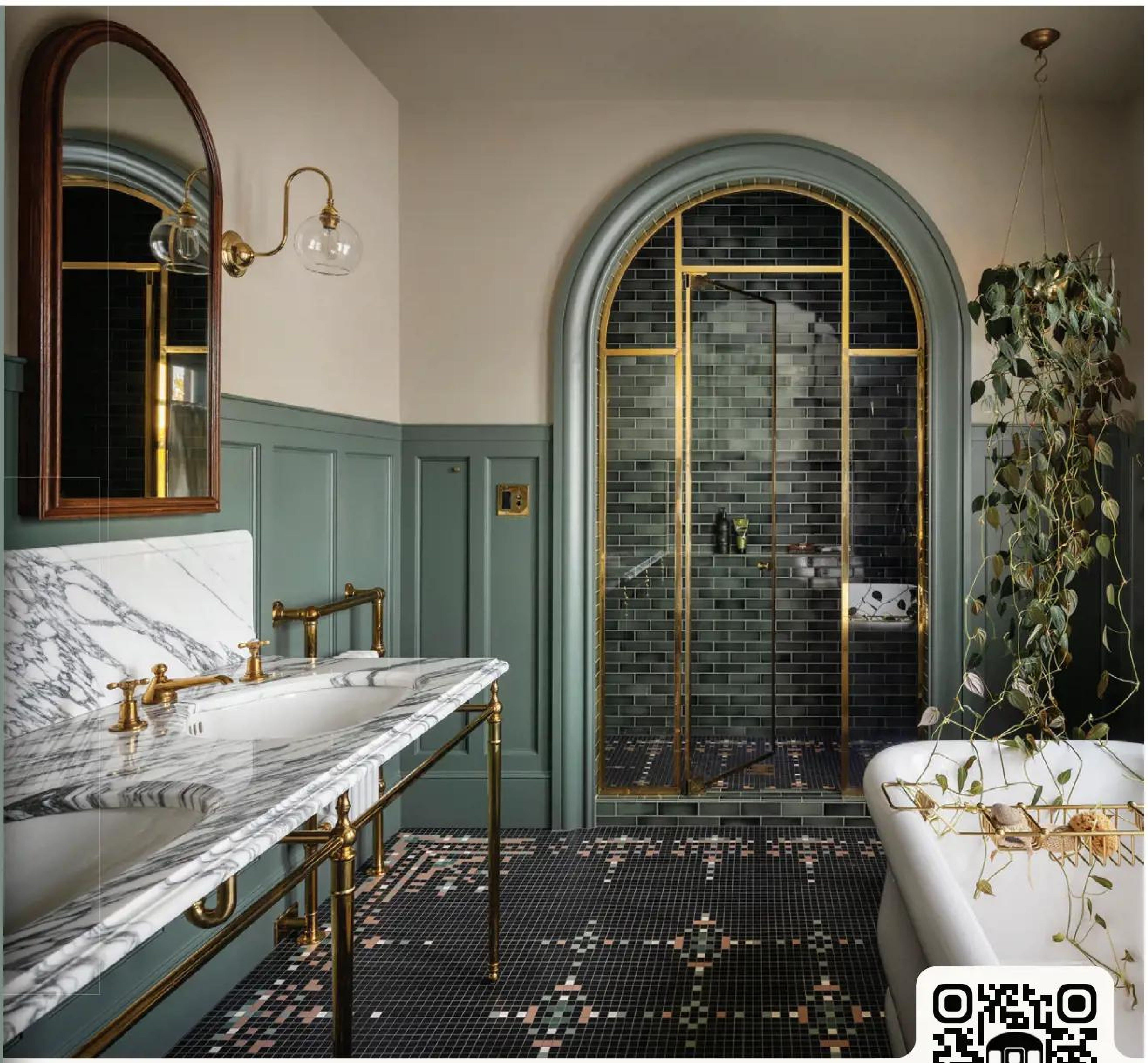

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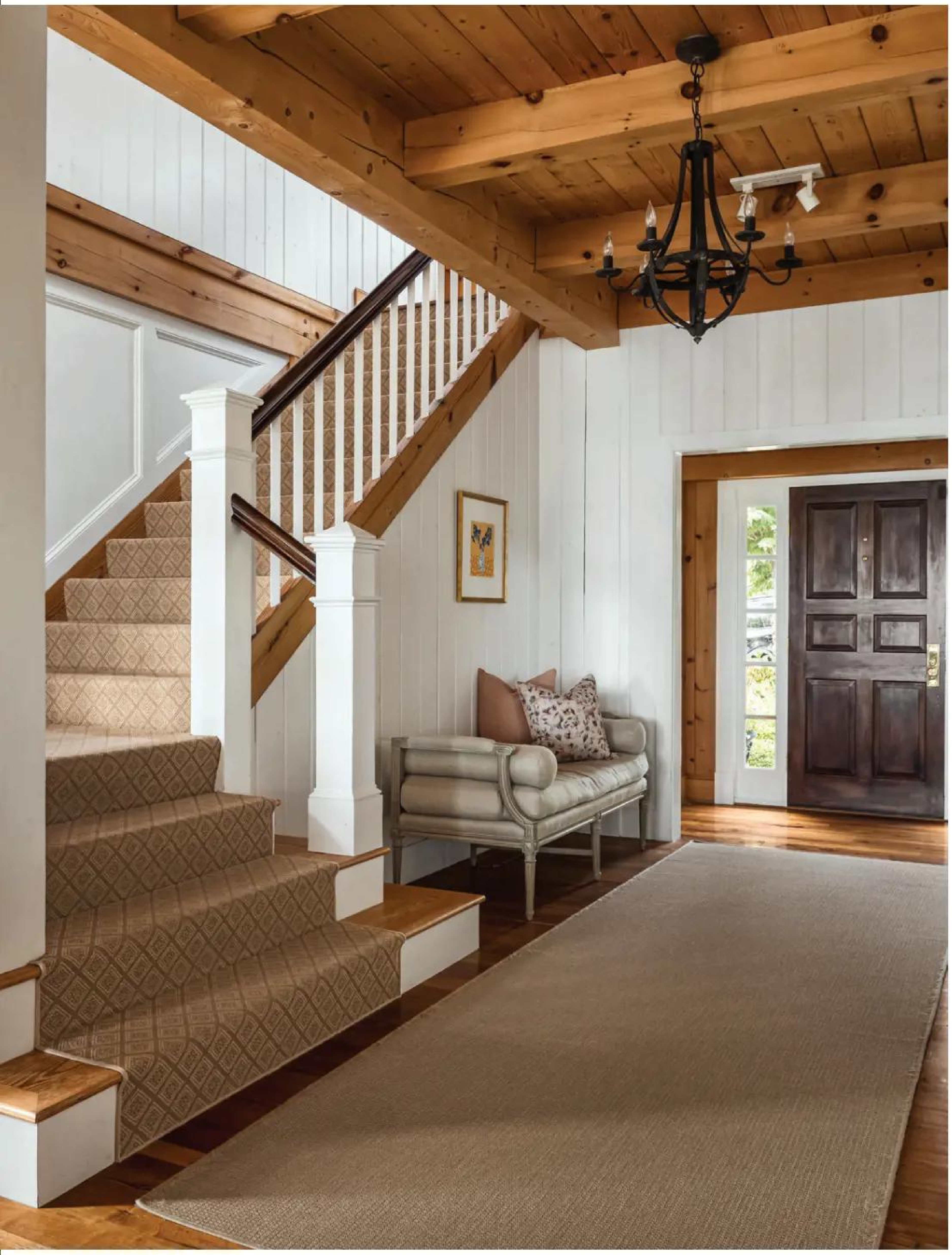
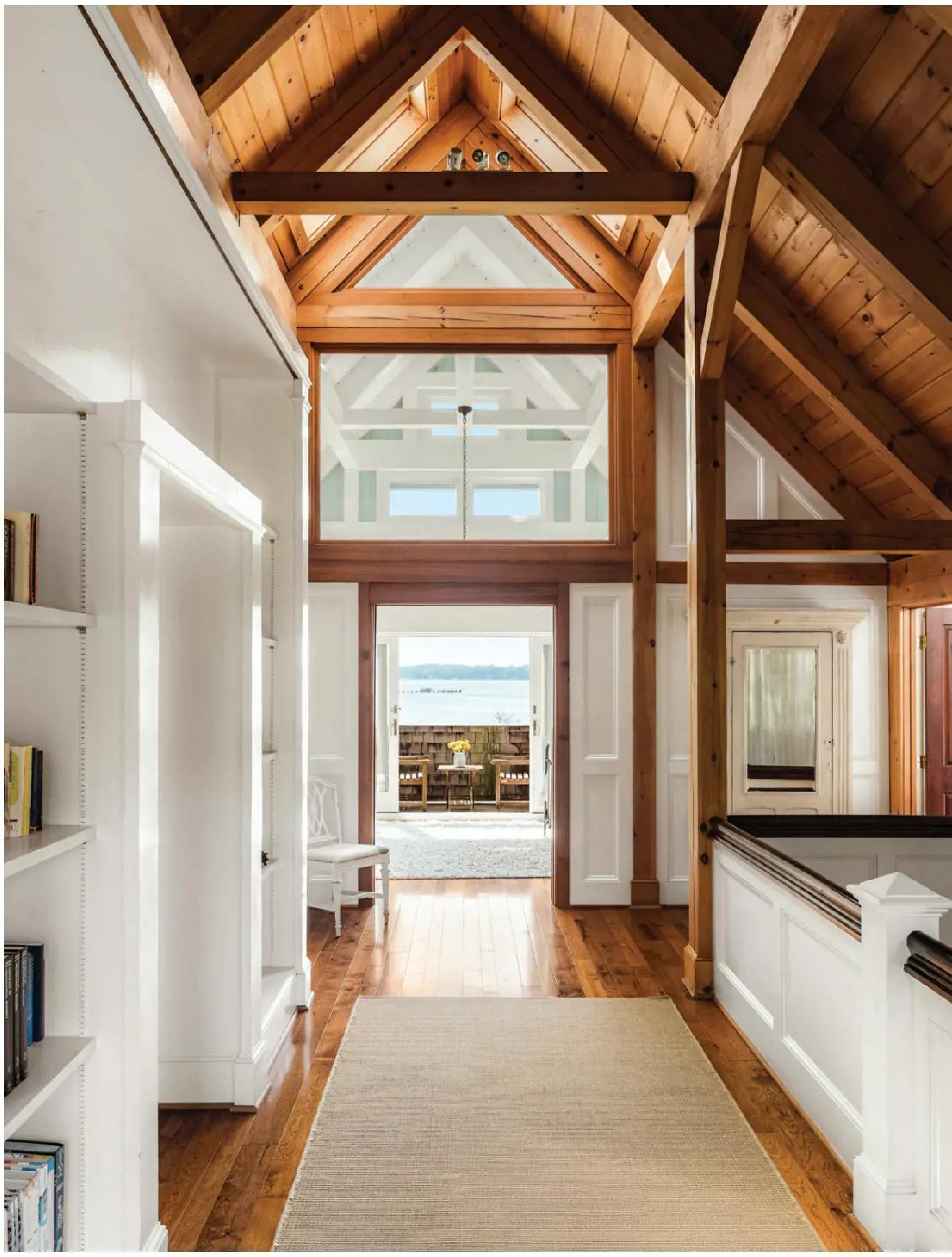
Flowing Like Water

The exterior setting of this home was the inspiration behind its renovation and redesign.

Written by **Meryl Schoenbaum**
Photographed by **Peak Visuals**

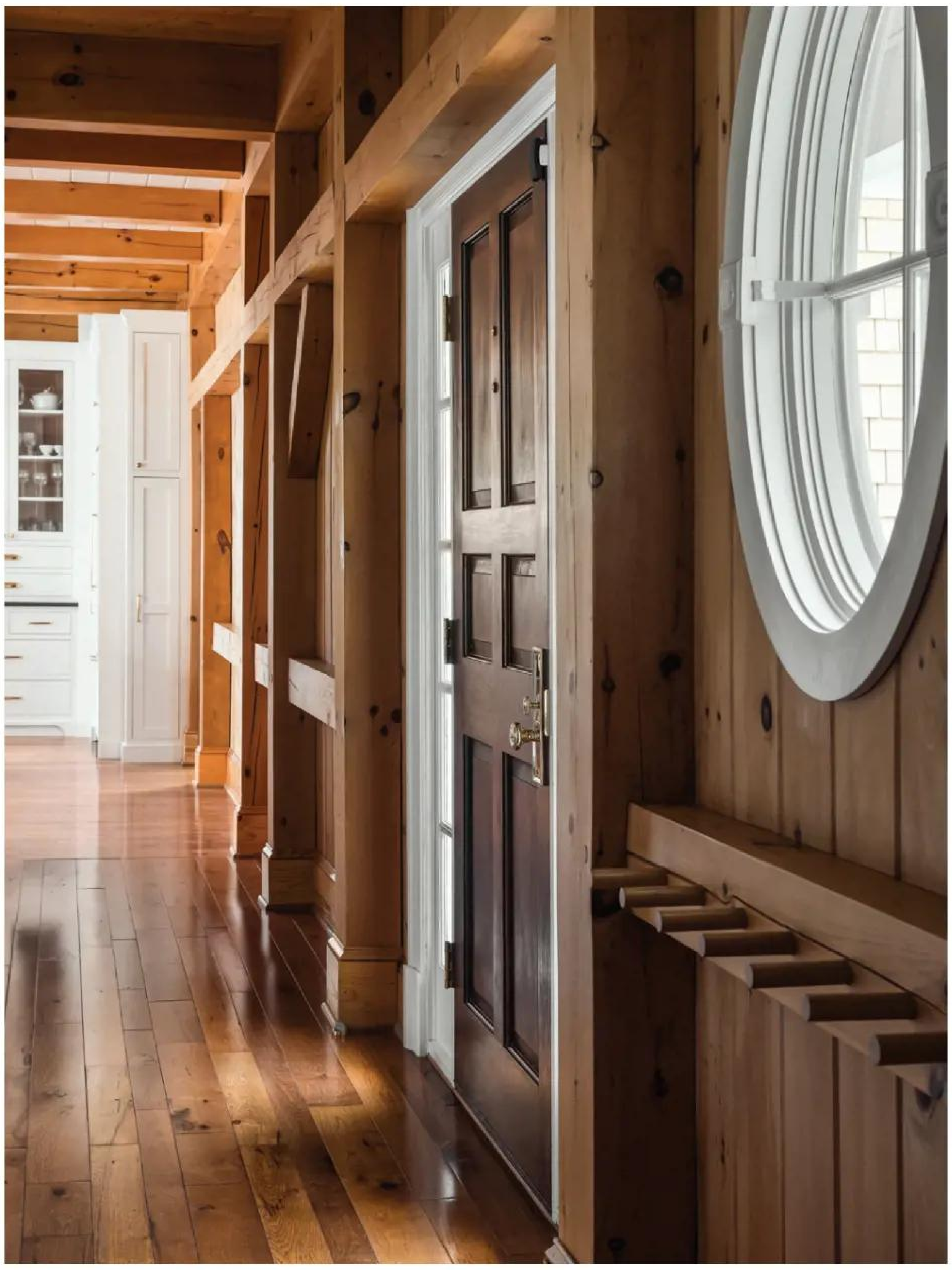
Nestled atop a gentle hill, this Annapolis, Maryland, home offers scenic views of the peaceful Little Aberdeen waterway.





above, left | The foyer leads to a thoughtfully designed living area, perfectly framing tranquil water views. The chair and pillows are by Lee Industries, the sofa is by Barbara Berry for Baker and the iron foyer light is vintage. The warm and welcoming foyer features durable flatweave carpets that complement the pine posts and beams.

above, right | The upstairs hall opens to a newly added bedroom with panoramic views of the serene waterfront. bottom, right | The front hallway, wrapped in pine, connects key living spaces, including the kitchen, mudroom, powder room and entry.



Annapolis, Maryland,

the state's capital founded in 1649, is known for its 18th-century brick buildings, ranging from historic homes to stately structures, quaint seafood restaurants and maritime museums that stand as beacons along the city's bustling waterfront. That is the setting for this home, with its post-and-beam architecture framing its traditional New England coastal style.

The owners, Dr. Brian and Mrs. Kerrie Sullivan, contacted Taylor Hart Design to add functionality to the home for their family as well as to incorporate hardworking materials, furnishings and other elements to provide the core components of simplicity, beauty and value. Deanna Gurri of Taylor Hart Design was the lead designer tasked with updating the 4 bedroom, 4.5 bath home.

Reimagined Rooms

Taylor Hart Design's owner, Laurie Hart, shares her visions and implementations for the home's redesign.

WINDOWS & VIEWS:

Vision: Maximize natural light and showcase the surrounding views as a central design feature.

Implementation:

- Preserved and highlighted the original expansive windows, treating them as framed art pieces within the architecture.
- Chose minimalist window treatments (or none at all in some rooms) to let the landscape be the focal point.
- Positioned furniture to draw the eye toward the outdoors and allow light to flow deep into the interior.

OUTDOOR SPACE & YARD:

Vision: Create seamless indoor-outdoor living that feels like an extension of the home.

Implementation:

- Used glass doors to connect living areas to patios and decks.
- Designed outdoor spaces for gathering, dining and relaxing, echoing the home's warm aesthetic.
- Added landscaping/hardscaping that feels natural and low maintenance.

WOODWORK & ARCHITECTURAL DETAILS:

Vision: Celebrate the craftsmanship of the original post and beam structure while updating the finishes with a refined touch.

Implementation:

- Introduced complementary woods (walnut and oak in rich hues) that harmonize with the original hickory floors and pine beams.
- Incorporated subtle modern touches, like minimalist hardware and lighting, that elevate the woodwork without overwhelming it.

top | A charming den features a sleeper sofa and a new custom-upholstered window seat. The fabrics and chairs are all custom by Lee Industries. above | The timeless charm of post-and-beam construction in the kitchen frames a peaceful water view, bringing a sense of calm into the newly opened-up space. The island pendant lights are from Visual Comfort, the counter stools are by Lee Industries and the oak dining table is by Theodore Alexander. opposite | The home sports a cozy-chic living room, perfect for relaxing or hanging out with family and friends. The chairs are by Lee Industries, the glass tables are from Crate and Barrel, and the sisal and leather woven rug is from Serena & Lily.

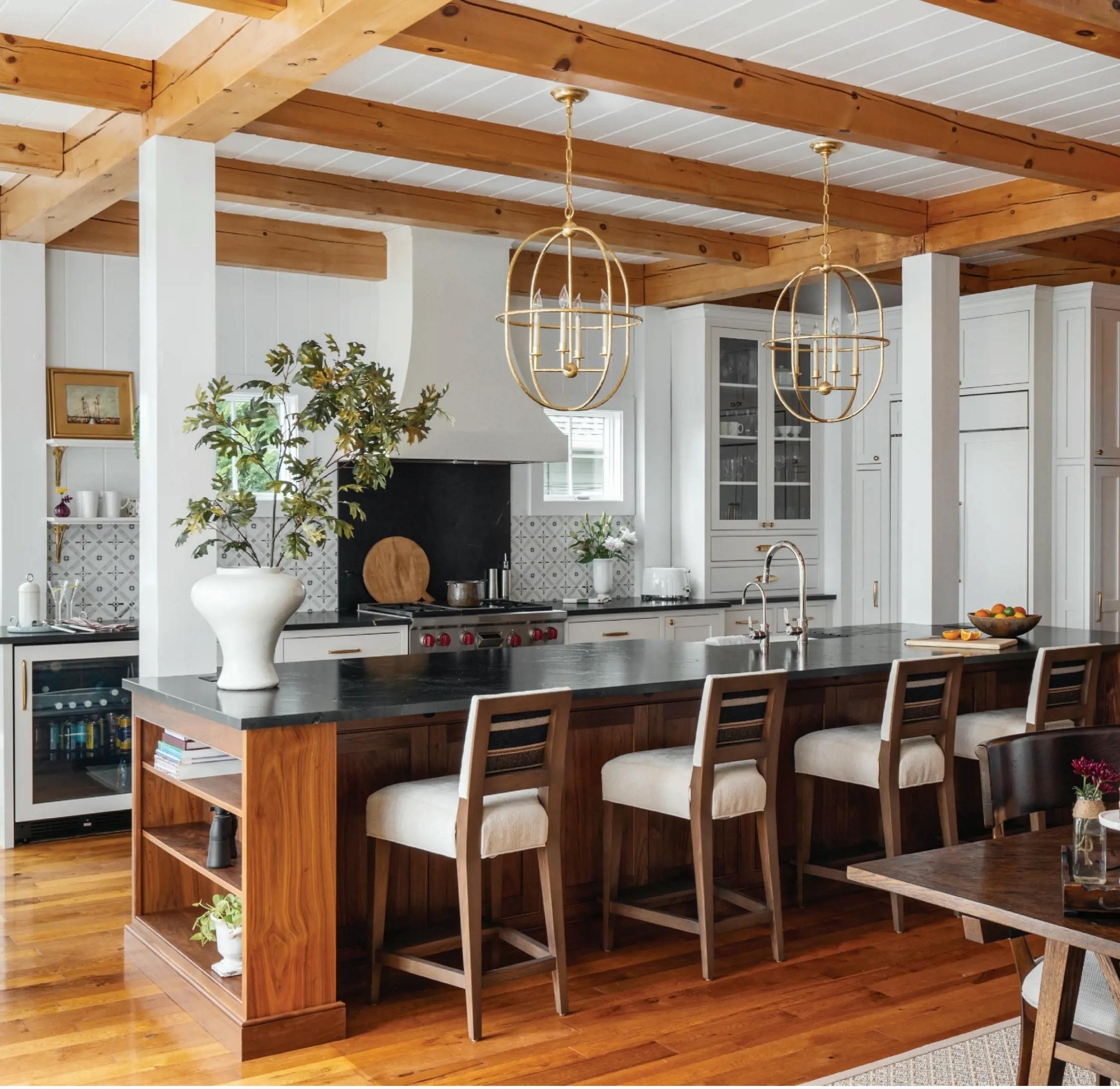
"The home had many beautiful aspects to be preserved. It was not in disrepair; however, it needed to be adapted to the family's needs," Deanna explains. "Per their request, I needed to create a bedroom space for their eldest daughter, improve the furniture layout for the other bedroom shared by two of the children and address the pool area, which needed drainage attention, updated hardscape and designated storage, lounge and dining areas."

REIMAGINE, RENOVATE, REDESIGN

The scope of Taylor Hart's involvement in the project went far beyond redesigning the rooms, says the company's owner, Laurie Hart. "We created a bedroom out of the original second-floor floor plan; designed the children's bedrooms; improved the function of the children's bathroom; updated the powder room; designed and furnished the living room, den and main hall. We replaced the stair runners and updated the lighting throughout the home. We connected the detached garage to the home and created a mudroom/drop zone with extra storage. We improved the pool and backyard hardscape, designed an outdoor lounge and dining area to include all furnishings. We replaced all the exterior lighting, rebuilt the back deck and replaced the deck boards, railings and furnishings. We completely renovated the kitchen and dining room as well as the Sullivans suite, to include drapery for privacy. The goal was to make the reimagined spaces blend seamlessly into the existing architecture, capturing the water views as well as drawing out and developing Brian and Kerrie's style."

opposite | This kitchen view showcases the thoughtful bow window seating area, complete with violet-piped chairs and pillows for a pop of color. The chairs and ottoman are by Lee Industries, the pendant light is from West Elm and the pillows are by Peter Dunham Jaali.

below | A beautifully crafted custom kitchen banquet was added with upholstery by Lee Industries and a Piaf linear dining light by Visual Comfort.



POINTS OF VIEW

In addition to creating improved functionality and flow for the home, the design team ensured that the waterfront views were visible throughout the rooms. "Capturing the views was very important," Deanna says. "We took down a wall to connect the kitchen and dining areas, allowing the view to be seen the moment you enter the space. We selected materials that are timeless, elegant and hardworking, like a walnut island, leathered black diamond countertops, crisp white inset cabinetry, artisan-printed Carrara tile backsplash, glass-paneled exterior railings and TimberTech decking."

SETTING THE STYLE

After the renovations were completed, the design team was able to focus on styling the spaces. "Farmhouse style has its roots in so many American homes: the functionally driven yet beautifully collected simple spaces that were adorned with the personalities of the people who built them," Deanna says. "It is a style that very much interests me in its historical significance, pragmatic nature and artful personal touches. The ambience we wanted to achieve was inviting and warm, not too precious. Casual and hardworking yet elegant and looking collected over time. I used wood tones, rugs, fabrics and a mix of new and vintage pieces with crisp white walls to keep a bright, crisp backdrop layered in warmth and timelessness."

How to Create Cozy Spaces in a Large Home

Laurie Hart's advice on making a large home feel cozy and welcoming.

1. **Create defined zones.** Break up large open spaces into smaller, purposeful areas, like reading nooks, conversation clusters or a cozy breakfast corner. Rugs, furniture placement and lighting can help anchor each zone without needing walls.
2. **Layer textures and materials.** Bring in softness through layered textiles—think throws, pillows, curtains and rugs. Mixing materials like leather, wool, linen, wood and metal adds warmth and depth.
3. **Use warm, muted lighting.** Avoid relying solely on overhead lighting. Use table lamps, sconces and floor lamps with warm-toned bulbs to create ambient light that feels inviting and softens large spaces.
4. **Incorporate natural elements.** Wood beams (like in this post and beam home), stone and plants add a grounded, organic feel that makes a space more lived-in and relaxing. Even large homes feel cozier with a connection to nature.
5. **Add personal touches.** Art, books or meaningful objects go a long way in turning a big space into a lived-in home. Use open shelving or gallery walls to tell a visual story.

above | The gorgeous kitchen showcases custom cabinetry by Heister House Millworks, an artisanal Carrara marble backsplash tile by Stone Impressions and leathered black diamond stone counters by In Home Stone.

right | A peek-a-boo view into the den highlights the warm charm of pine wood panels that add texture and character to the space.

Deanna explained her approach to creating the home's color story. "I always get to know my client first, then I study the natural light of the spaces I will be designing and then I can be inspired by any number of things while always keeping in mind the client and the light of the space," she says. "The exterior setting was particularly inspirational for this home."

Careful consideration was also given to the materials used in specific spaces. "The material selections were driven by the connection they would have to the pine beams, hickory floors, the natural light and the desire to have artistic but practical finishes," Deanna explains.

RECONFIGURED ROOMS

The mudroom is a prime example of the attention to detail the Taylor Hart Design team brought to the project. "We created this space to connect the garage to the home. It is a place for the family and guests to drop a coat and shoes, it has direct access to the kitchen to put groceries away, sort mail and post the family calendar," Deanna says. "The porcelain tile has just enough fun in its blue color palette to make a statement but not stand out too much due to its natural movement. We continued the blue on the cabinetry. Both the Sullivans and I knew storage would be a key aspect to the mudroom design. Skylights were put into the vaulted ceiling to capture the natural light and a chandelier and recessed lights layer light in the evening."

The living room received an entirely new layout and furnishings, sporting a custom-upholstered sofa, lounge and occasional chair; ottomans; cocktail tables; side tables; lamps and other accessories, Deanna says. "We used a soothing blue palette with simple prints and patterns. Rich textures and warm metals add a cozy, warm layer."

above, left | This newly created mudroom combines style and function with cool, organic porcelain tile, custom built-in cabinetry painted in Benjamin Moore's Britannia Blue and thoughtful details like a Second Avenue light fixture and Ashley Norton hardware.

above, right | This view of the mudroom shows the custom bench with shoe storage.

right | The guest bath is adorned with a silver leaf mirror.

opposite | A newly created girls' bedroom boasts a peaceful water view, a Restoration Hardware light fixture that complements a delicate iron bed with added vintage furnishings, and a Serena & Lily rug.

The kitchen is now a highly functioning space, paying attention to efficiencies in movement and storage with beautiful lighting both day and night, Laurie says. "It balances the rustic look of the post and beams and 'v' groove paneling with the use of crisp white paint and fine wood cabinetry."

Deanna says the collaboration between Brian and Kerrie and the design team was key to achieving the desired outcome. "The level of trust, collaboration and understanding that we achieved was essential in the developing the design," she says, adding that the way the newly designed spaces bring the family and their guests together by connecting the interior spaces more to the exterior is one of her favorite aspects of the design project.

SEE SOURCES, PAGE 113.

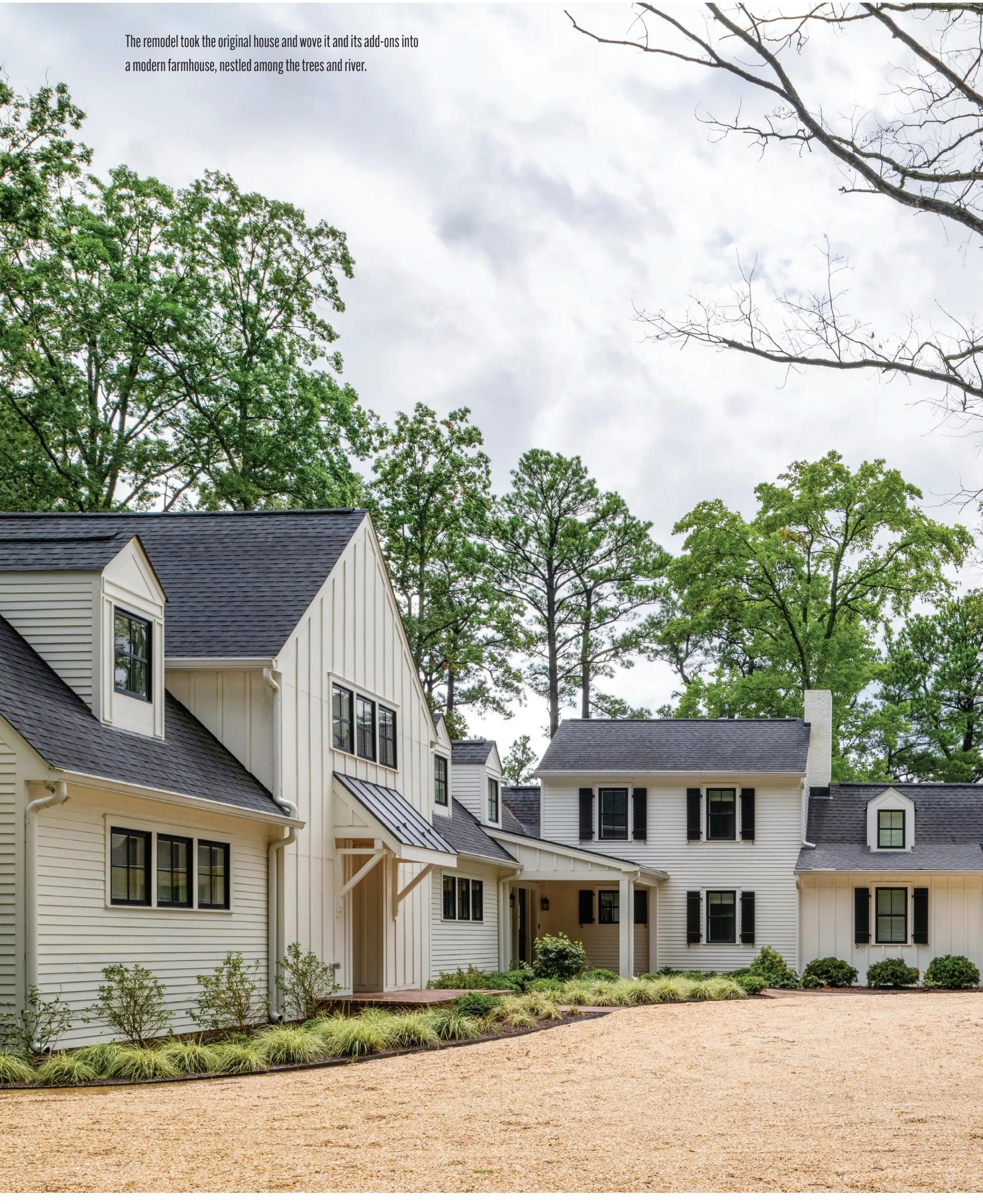
opposite, top and bottom; this page, top | The outdoor poolside entertainment area elements are all from Restoration Hardware's all-weather resin wicker and teak products.

above | The freshly renovated porch features all-weather TimberTech decking in a coastal-inspired colorway, thoughtfully paired with see-through railings to maximize the view.

Waterfront *Wonderful*

Neutral river-rock hues and modern farmhouse chic complement this renovated riverfront home.

Written and styled by **Charlotte Safavi**
Photographed by **Robert Radifera for Stylish Productions**



The remodel took the original house and wove it and its add-ons into a modern farmhouse, nestled among the trees and river.

Herring bone brick and paned glass doors lead into a foyer niche and dining room beyond.

When Ed and Kristin Treacy first purchased their circa-1800s house, with its choppy add-ons, they were mostly taken by the five acres it sat upon, overlooking the Choptank River in Royal Oaks, MD.

"We instantly loved it for the property: the spectacular views, and the potential for summer breezes and beautiful sunsets," says Kristin, adding, "We also liked the bones of the house and the character of the historic part, but we knew that we had to update it for modern day conveniences and to accommodate our lifestyle."

The couple has five young adult children, and lots of friends in the DC Metro area, where they have their primary home.

above | A pair of barn doors separate the family room from the living room. Nail-head trim adds interest to a sectional, enlivened with a mix of throw pillows, including distressed leather ones. Oyster art on the wall is a nod to the Chesapeake Bay setting.

left | In the renovation, a window seat was added to the living room to take advantage of the views.

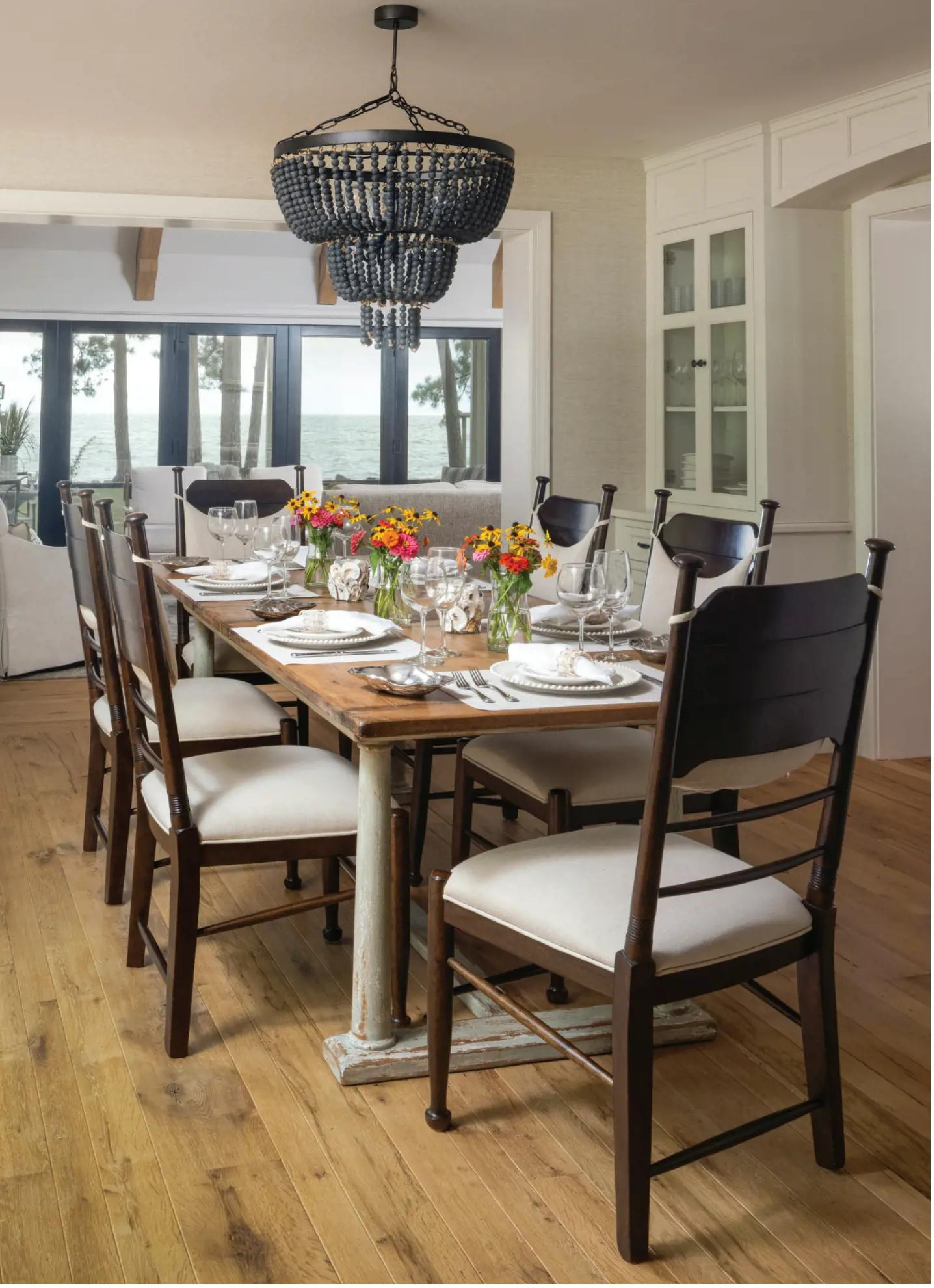
opposite | Reclaimed wood beams add interest to the double-height ceiling in the living room, which also features custom built-ins on either side of the fireplace.

To achieve the task of taking the 2-bedroom 3000-square-foot house and converting it into a 5-bedroom 4200-square-foot home, the Treacys worked with architect Speight Cook Studio and builder Mueller Homes. The interiors came later under the supervision of Jamie Merida Interiors based in nearby Easton.

Among the architectural renovation highlights are a two-story-high primary bedroom, with reclaimed wood ceiling beams; a brand-new farmhouse-style kitchen; lots of added windows and sliding-stacking doors for a better connection to the outdoors; and a screened porch off the family room, with herringbone brick floors that you might see in an 1800s home.

"It was important to us to make choices that were sympathetic to the character of the original 1800s structure," says Kirstin.

The dining room bridges the kitchen and living room on the open plan. A beaded chandelier adds spatial definition to the space, as does the textured grass-cloth wall covering.



A pair of glass-paned built-in cabinets (one visible here) were built to hold and display dishes and glasses. Beyond, a system of sliding-stacking glass doors opens the whole space to the screened back porch.

The original brick fireplace in the living room was left intact and the flooring throughout is of reclaimed wood.

For decorating, the family turned to Jamie Merida, who operates a namesake interior design business out of his 16,000-square-foot award-winning retail store Bountiful Home. Merida and his lead designer on the project, Leigh Mayhew, visited the property and a connection was forged.

"Kristin wanted us to take the renovated home and bring it to life with a modern farmhouse aesthetic. The goal with our design was to showcase those panoramic views, while creating a warm, welcoming atmosphere that would be great for entertaining family and friends," says Leigh.

Kristin was adamant that the palette remained neutral so as not to compete with the scenery, so the décor unfolded in river-rock creams, beiges, greys and taupes, with occasional pops of black, often found in wrought-iron accents, like lighting or furniture frames.

> “The redesign is *fabulous.* **This home has become a huge gathering place for our** *kids*, **the** *family*, **and** *all our friends.*”
> **- homeowner Kristin Treacy**

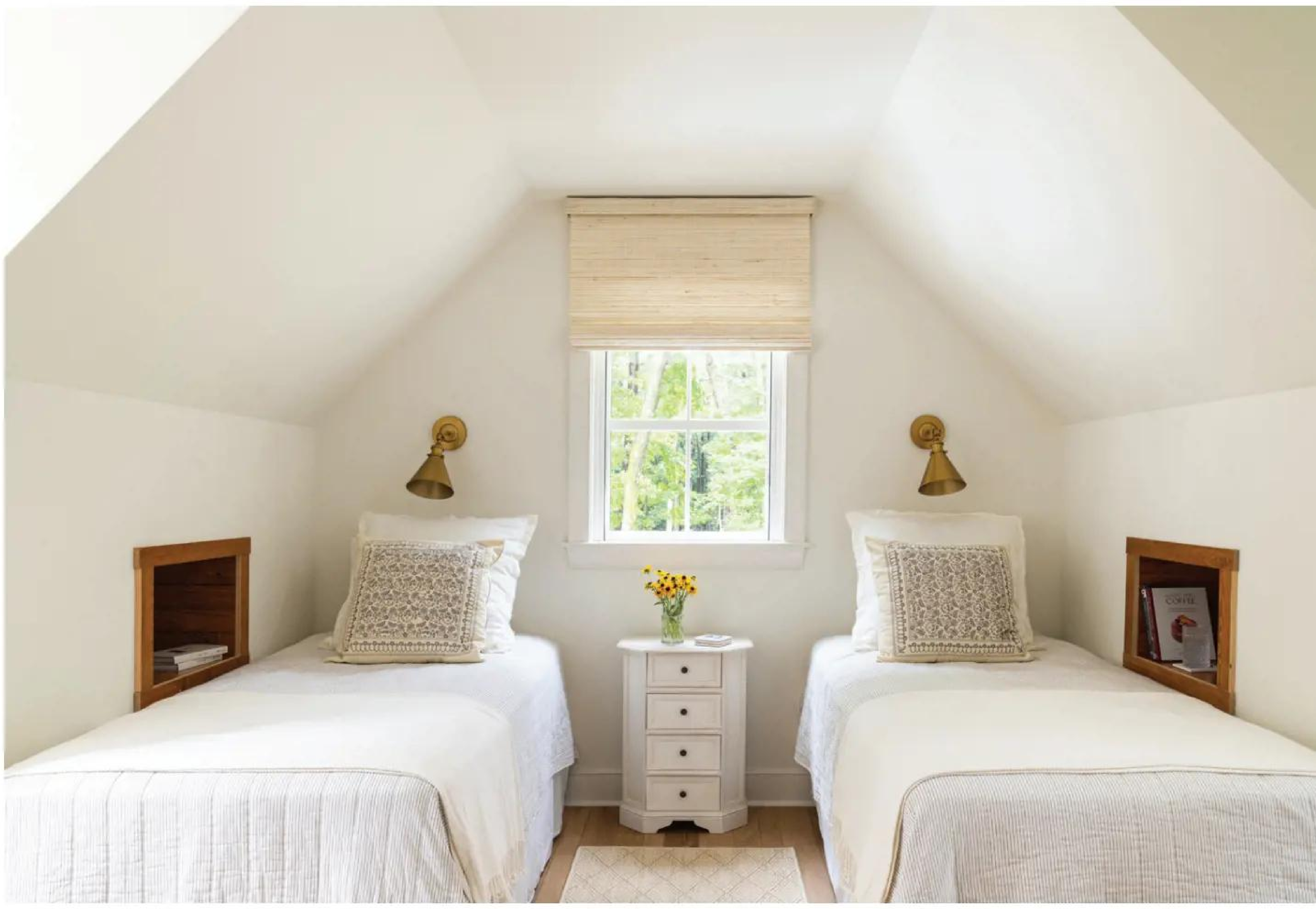
The wood island and metal-strapped wood hood bring warmth to the cottage-y kitchen, as does the glazed brick backsplash, with contrasting grout.

BOAT BUILDERS
GREAT JONES
BOURBON
UNCLE NEAREST
GRAND CANYON

“**In addition to** two main bedroom suites, **we have two bedrooms with twin beds, as well as a bunkroom, to sleep** *more guests.*”

left | A propped vintage wooden boat serves as a display unit in the corner of the living room, holding duck decoys and an antique brass light fixture. The fireplace is from the 1800s house, with an added reclaimed wood mantle.

below | One of the twin bedrooms features custom cubbies lined with wood from the old house's historic floorboards.

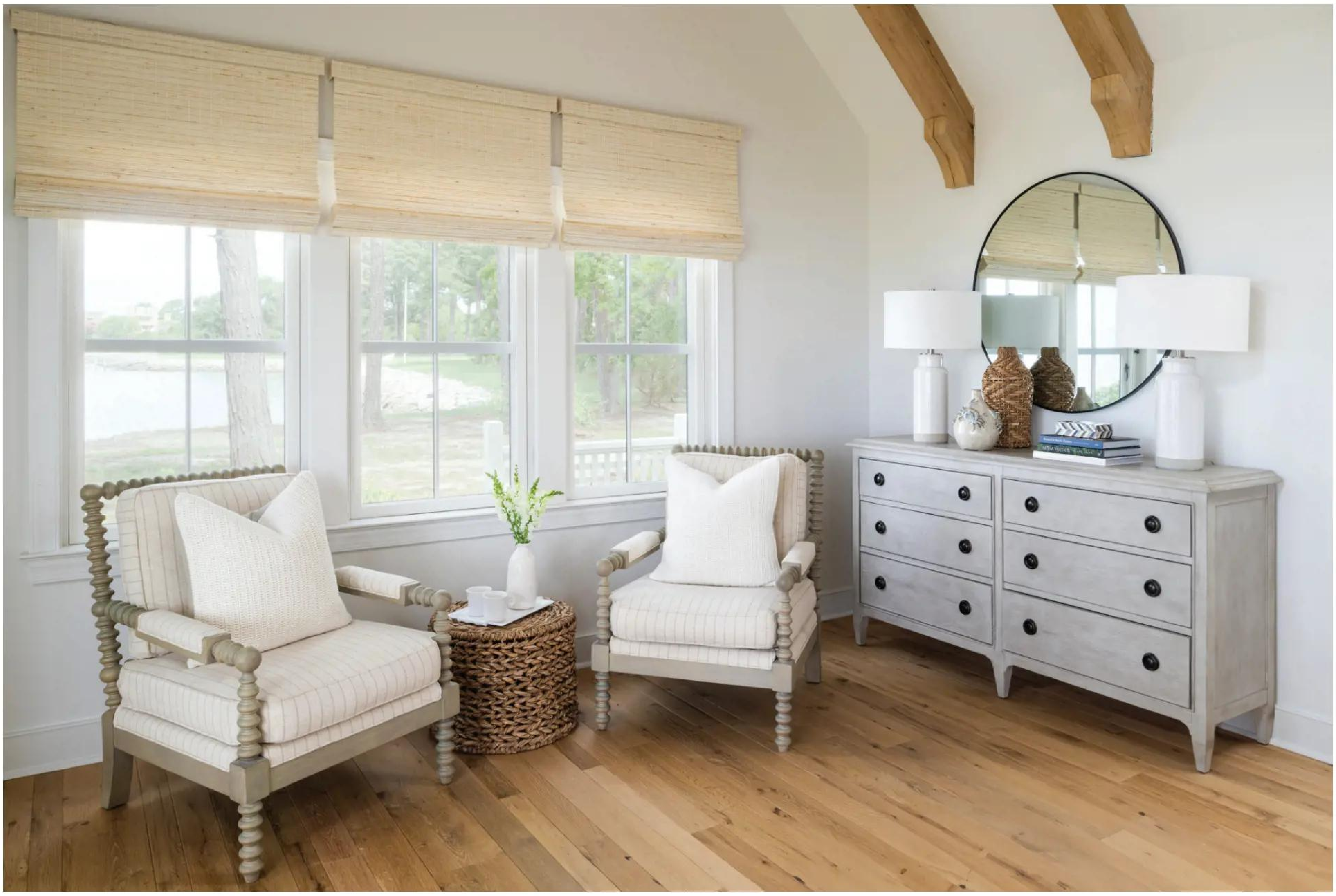


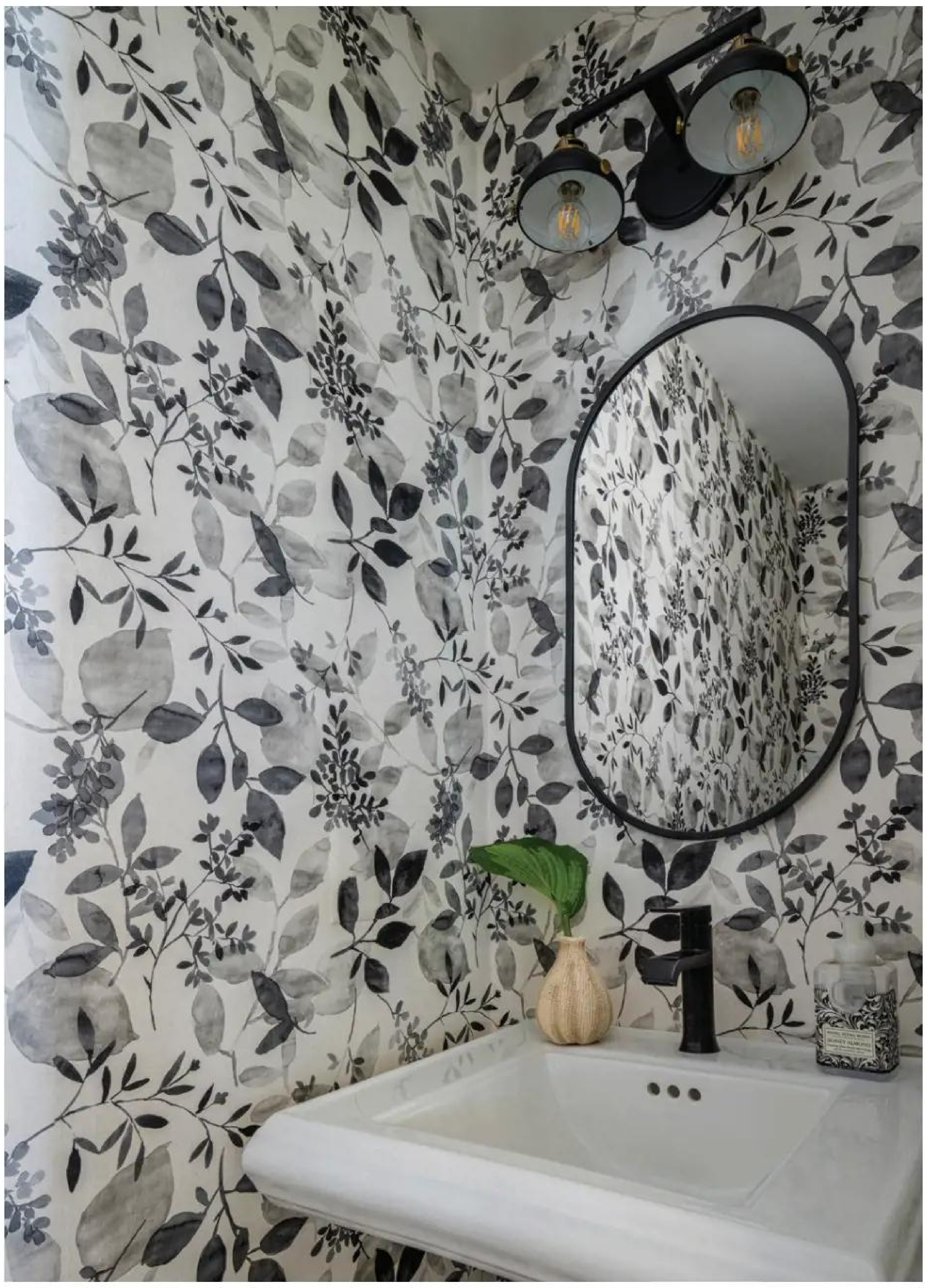
"The neutrals allowed us to bring in a lot of textures and layers on the open floor plan," says Leigh. "For example, the dining room walls are finished in a textured grass-cloth. We also wanted to subtly nod to the Eastern Shore, so we incorporated some oyster and waterfowl art and accessories throughout the home."

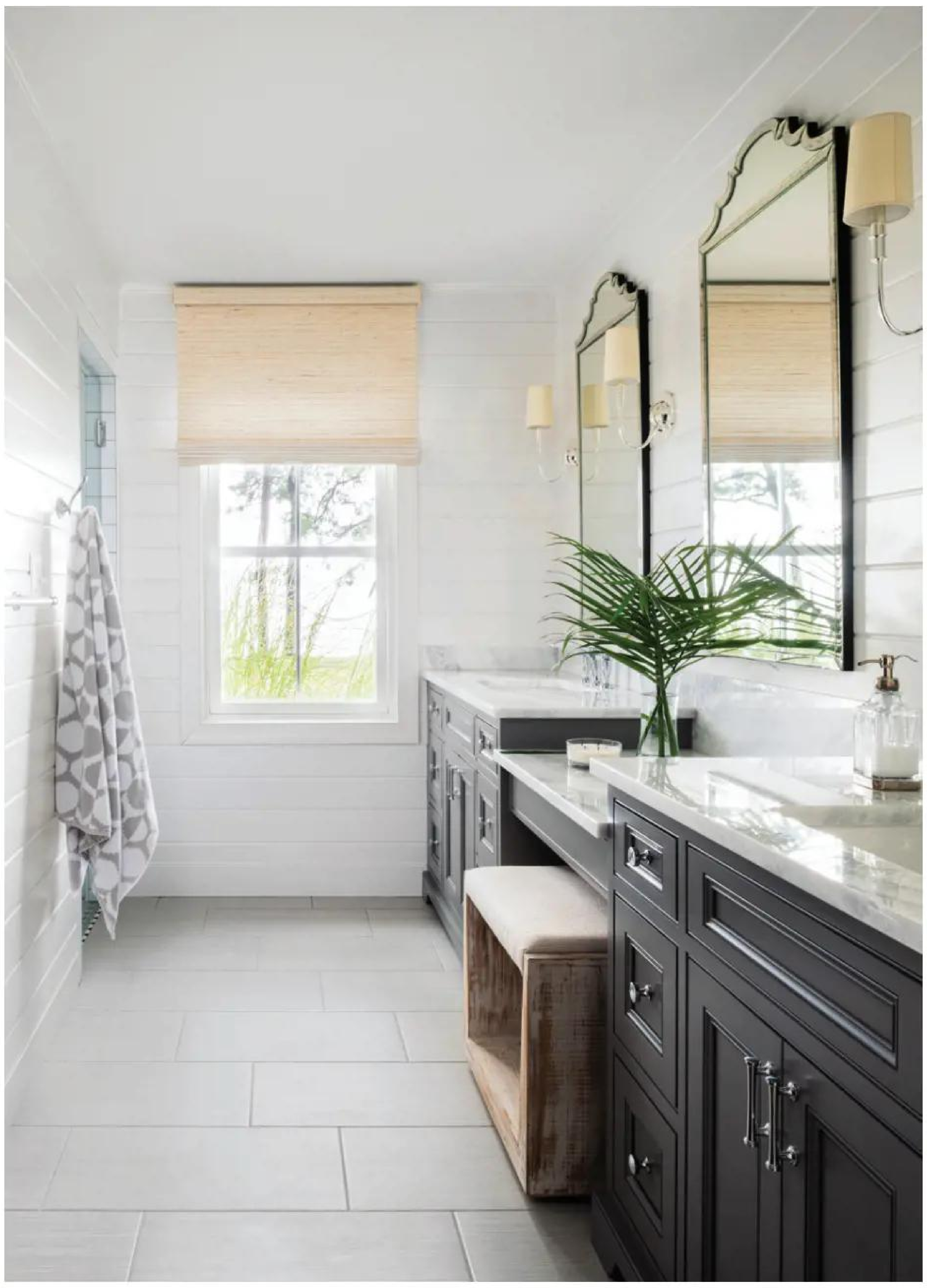
Mostly the house is true to the modern farmhouse aesthetic, with respect to furnishings, and to architectural details, like the barn doors separating the family room and living room. The kitchen with its Shaker style cabinetry, apron sink, pewter pendants, and bricked back-splash also speaks to the farmhouse vibe.

"A major consideration was maximizing seating options throughout," says Leigh, adding, "This is a place a lot of people gather on weekends and holidays. The family room and screened porch had to function well for large groups. One of the best features of the renovation is that these spaces become one big room by opening the sliding-stacking doors, perfect for hosting."

The primary bedroom features reclaimed wood beams to lower the double-height ceilings.







top | A pair of armchairs provide a quiet spot to read or sip coffee in the primary bedroom.

above, left | A powder room is enlivened by a modern botanical in a high-contrast neutral colorway. above, right | This bathroom has a double vanity separated by a built-in dressing table.

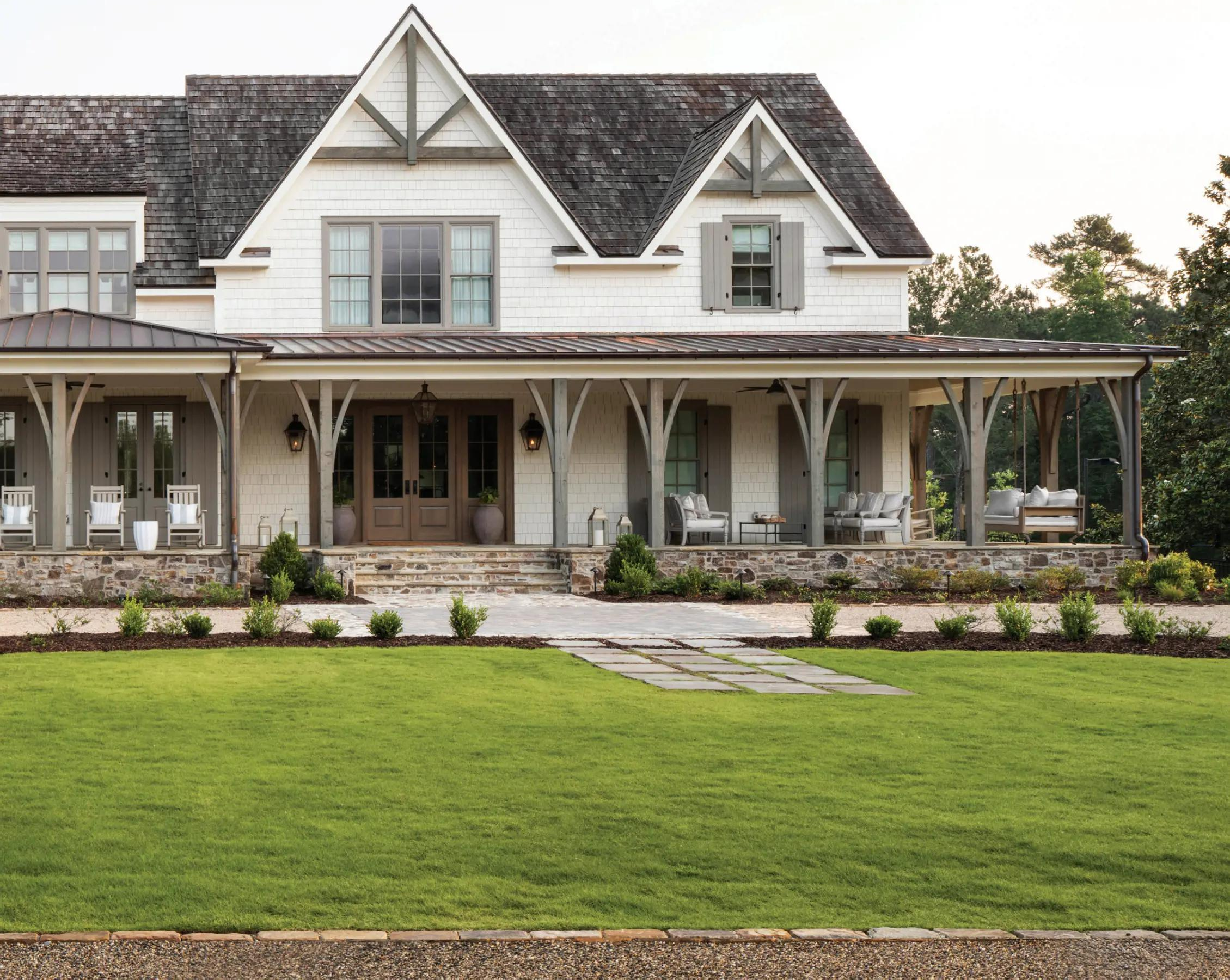
Rooted in Nature:
A SOUTHERN FARMHOUSE with *EUROPEAN FLAIR*

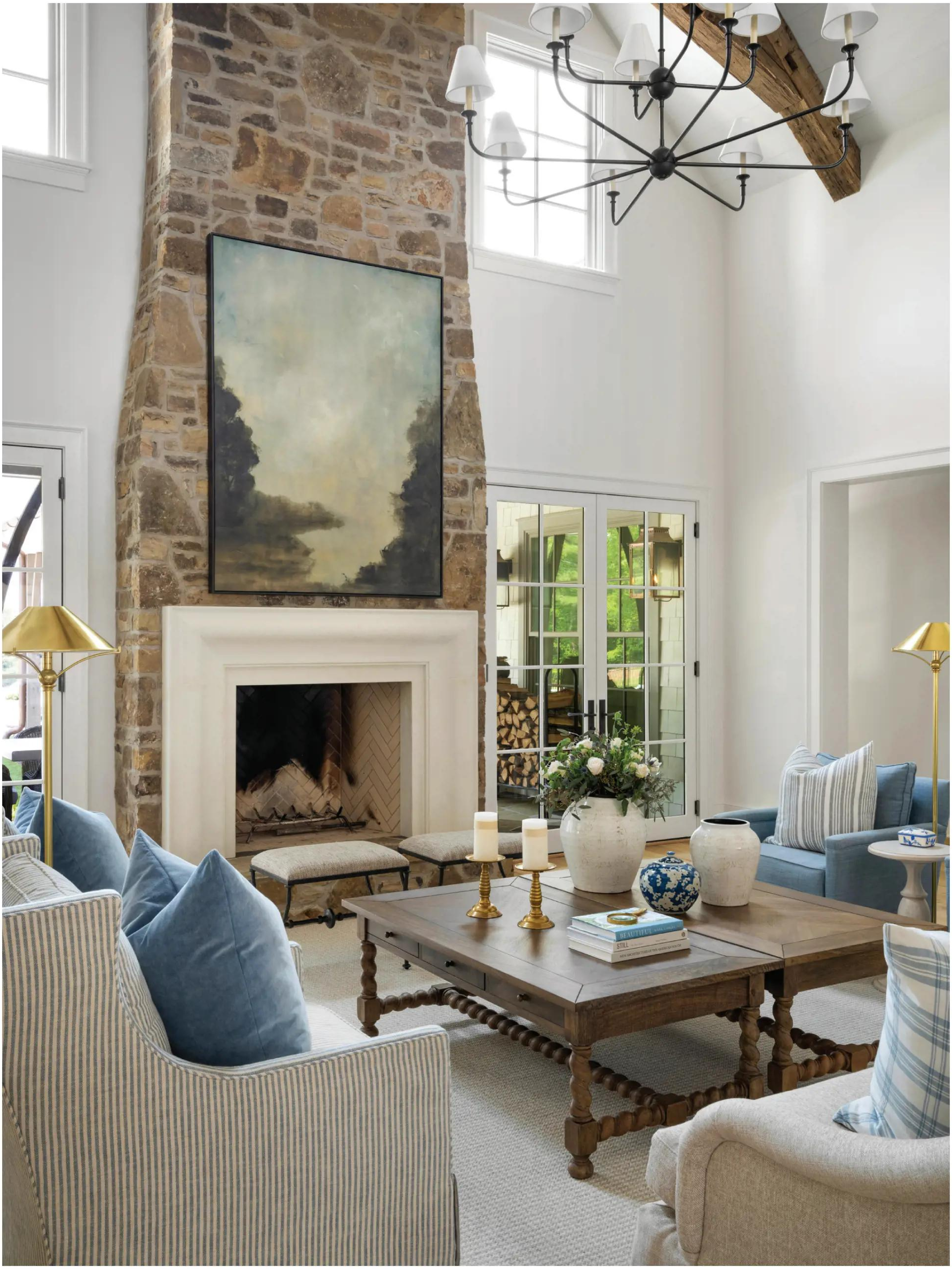
This newly built family home outside the city blends countryside calm and Old-World charm with thoughtful and warm design and room to grow.

Written by **Emma Dorsey** | Photographed by **Robert Peterson**

Just outside the city in the southern countryside, nestled on what was once an old farm, a new build manages to feel like it's been there for generations. Designed by Anisa Darnell of Truth & Co. Interior Design, this Southern European-inspired modern farmhouse was created for an active family of six who wanted a home that was both beautiful and functional.

"To make it beautiful but very functional for the busy family," Anisa says of the project goals. "We wanted to bring natural elements of the landscape where the home sits and did this with wood beams, oak floors, and fieldstone fireplaces."





Reclaimed wood beams and hand-chiseled stone work harmoniously to ground the space in its natural surroundings, offering both beauty and warmth.

ROOTED IN THE LANDSCAPE

Built by Bynum Homes and designed by architect Mitch Ginn, the home sits on land formerly used as a farm. Surrounded by trees and open space, it called for a design that echoed its natural setting. That inspiration shows up in the home's honest materials—reclaimed beams, French oak floors, and hand-chiseled stone fireplaces.

"The beams are reclaimed and were hand selected from a local wood yard," Anisa says. "For the stone, we wanted to look like it was found on the property, so we chose a hand chiseled look with mortar that blends with the color of the stone."

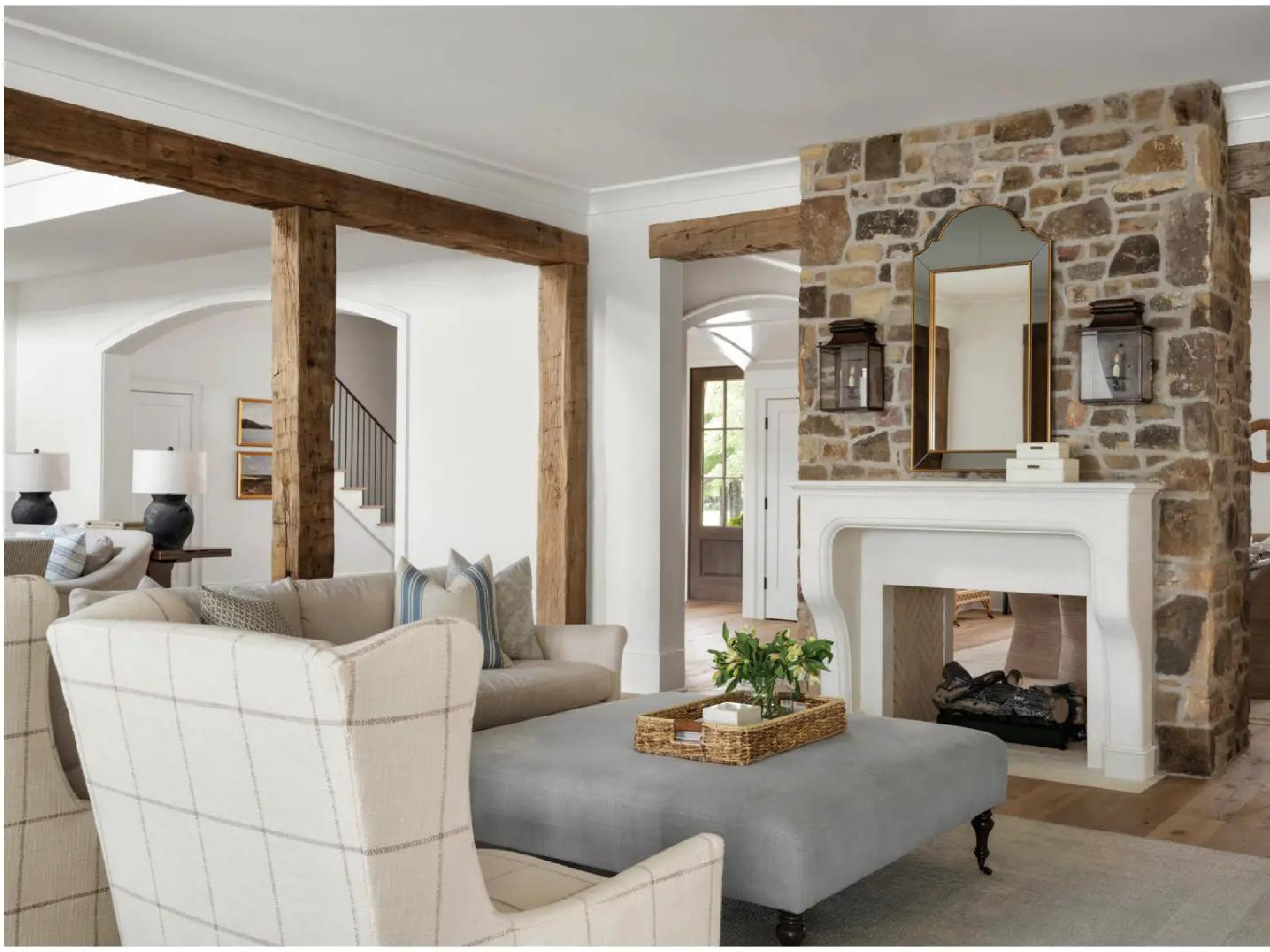
A NEUTRAL PALETTE WITH DEPTH

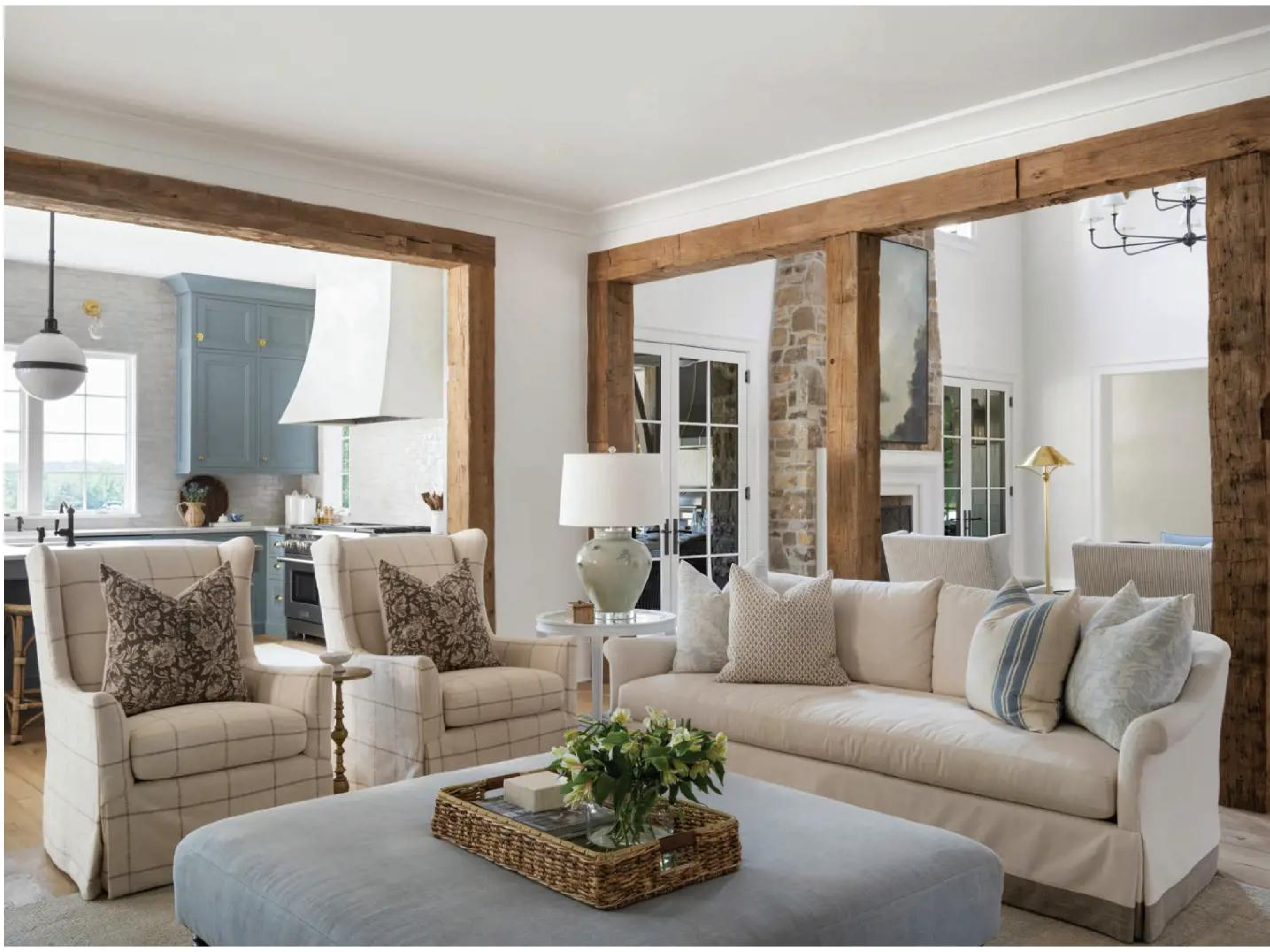
Though the home is primarily white and neutral, it never feels flat or spare. Instead, the design builds visual interest through layering and texture. "Texture!" Anisa says when asked how she keeps a neutral palette interesting. "I think our placement of beams to separate the keeping and living room, zellige tile on the whole wall of the kitchen backsplash, and stone that goes from floor to ceiling on the fireplaces, as well as color in areas like the kitchen cabinets and powder bath."

The kitchen features honed quartzite countertops, a wall of zellige tile, and a custom range hood. “The flooring is a reclaimed French white oak that has loads of character,” Anisa says. “Tiles are a mix of anything from marble to zellige. We love the combination of sophistication of the marble in the primary bath to the casual texture of zellige and honed quartzite countertops in the kitchen.”

OUTDOOR LIVING AT ITS BEST

A major highlight of the home is the generous outdoor living space—including a pool with an expansive view of the surrounding woods. “The family moved closer to extended family so they wanted somewhere they could host family gatherings as well as other gatherings,” Anisa explains. “They like to entertain. The pool overlooks a clearing in the trees that surround the lot. They also have young kids who are active and wanted to provide a fun environment for them to grow up in.”



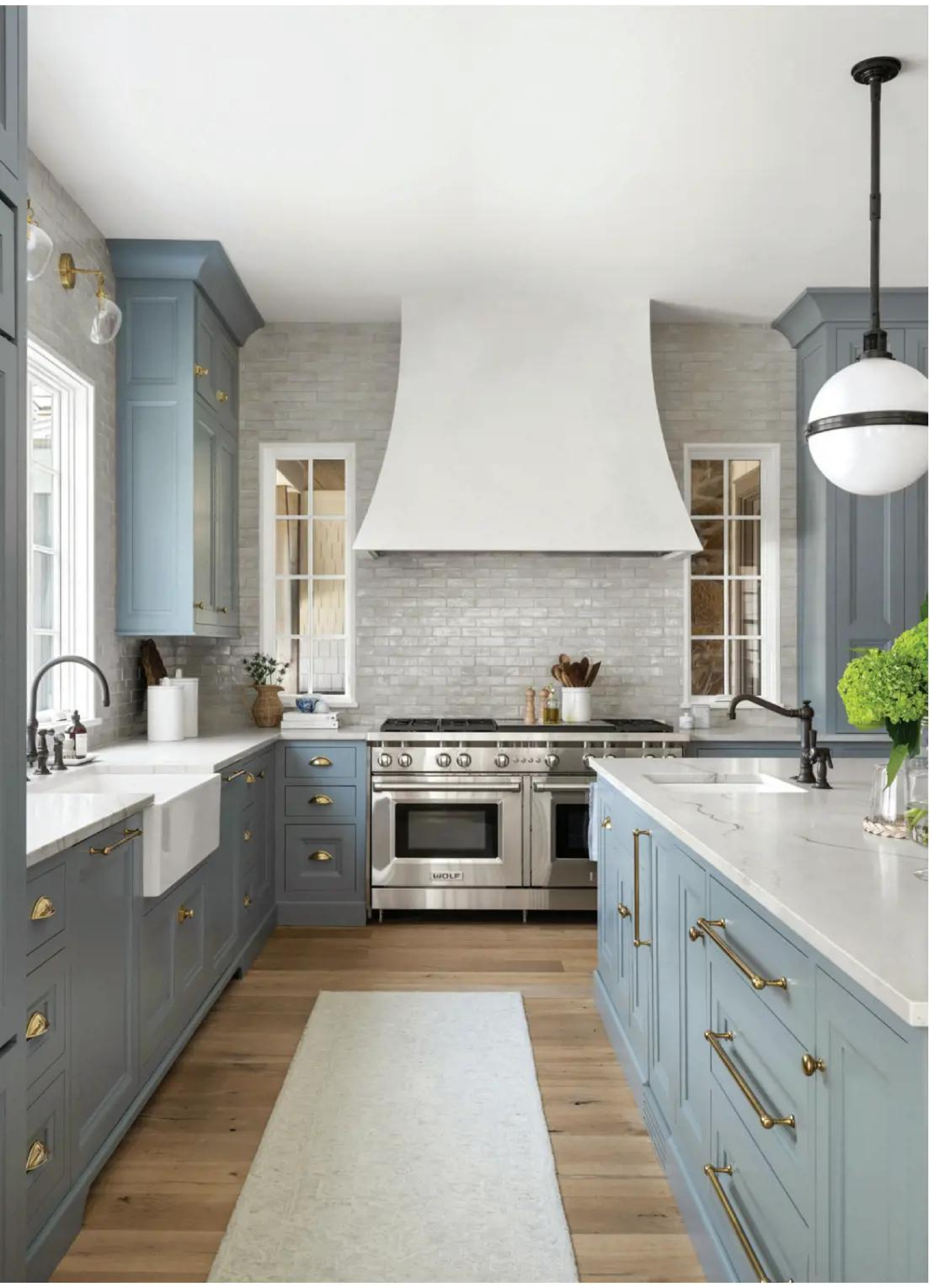


above | In the living room, beams and a floor-to-ceiling fieldstone fireplace add depth and rustic character, while layered textures keep the neutral palette feeling warm and lived-in.

top, right | "Some favorite design elements are the double-sided fireplace that connects the keeping and dining room..."

"We love to make our spaces *inviting with* **texture, comfortable furnishings, classic lines, add pattern with rugs, laying fabrics and worn wood furniture pieces that are kid friendly."**

A sophisticated yet relaxed kitchen, where zellige tiles and honed quartzite countertops create a perfect balance of texture and elegance.



PERSONAL FAVORITES

"It's hard to pick a favorite because this is an all-time favorite of ours!" Anisa says. "We loved working with these clients, our build team and love so many elements about the home." A few design features that stand out for her: "Some favorite design elements are the double-sided fireplace that connects the keeping and dining room, the blue kitchen, scissor beams on the living room ceiling, and playful kid's rooms." This floor plan is so custom and conducive to the family's life style with a separate primary wing and opposing side is 2 guest rooms, gym and media room."

“The house is *all about the views*, everywhere you look is rolling hills and beautiful tree lines.

We even staked out the lot with the homeowner and builder to know what the kitchen sink views would be like before it was built.”

The bedroom is a serene retreat where subtle textures and neutral tones create a tranquil atmosphere, perfect for rest and relaxation.

The Art of a Neutral Home

Designer Anisa Darnell shares how she keeps a white and neutral home visually engaging:

Texture: From reclaimed beams to tile and stone, tactile finishes do the work of color.

Layered materials: Using Zellige tile on the whole wall of the kitchen backsplash and stone that goes from floor to ceiling adds rich layers of interest and practicality.

Strategic color: Using color in specific areas like the kitchen cabinets and powder bath add interest and character.

Architectural separation: We used the placement of beams to separate areas instead of constructing walls.

Designing a home that felt welcoming, while still meeting the needs of a large family was a key challenge—and a guiding principle throughout the process.

As for challenges? "Making the home feel approachable from the front elevation but able to accommodate a large family."

THE GARAGE

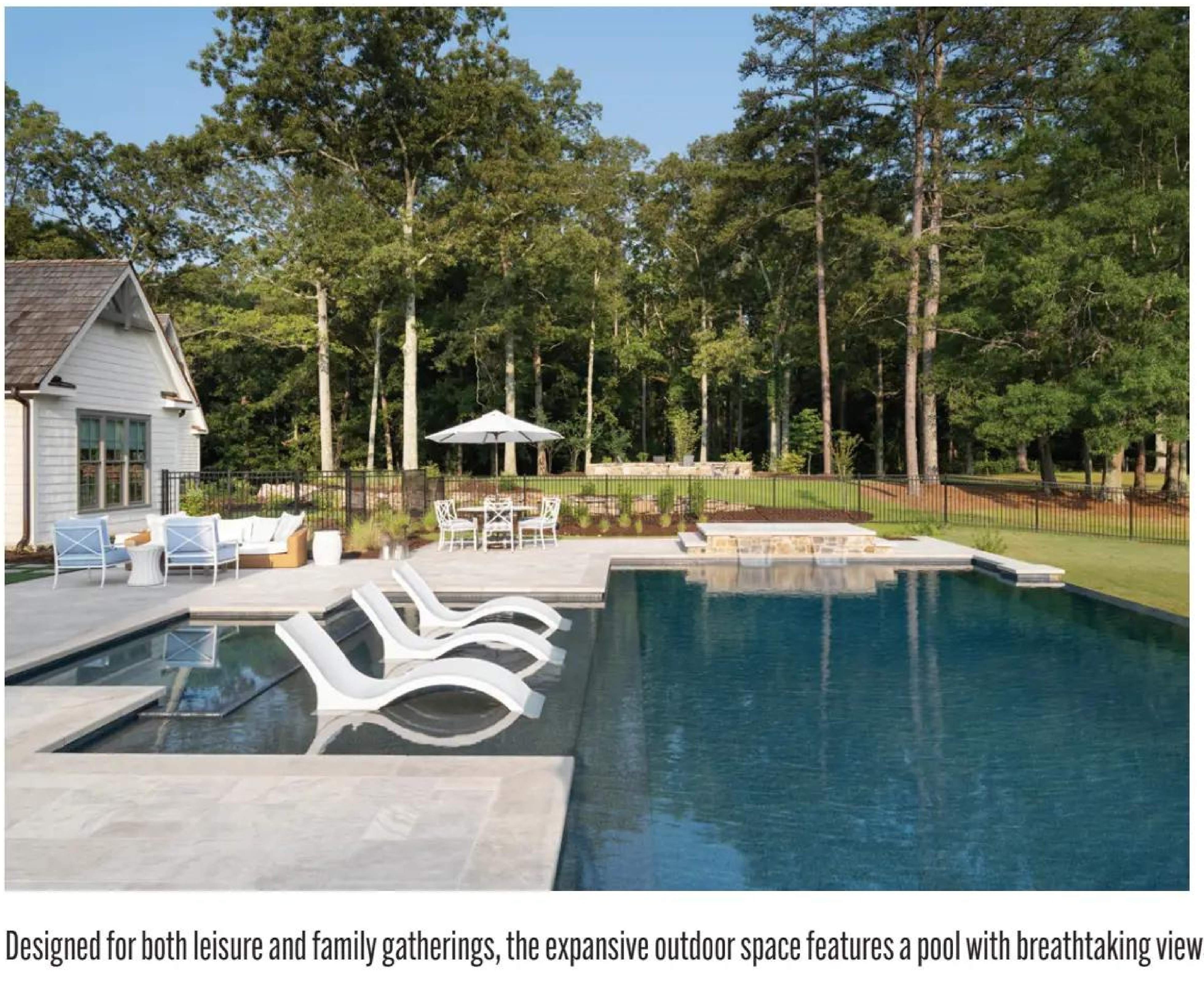
Designed with the same charm and attention to detail as the rest of the house—the garage is connected to the home via a mudroom and leads into the primary wing that is tucked behind it.

A HOME WITH HEART

With its thoughtful layout, tactile materials, and timeless design choices, this Georgia farmhouse checks every box for modern family living—with a deep sense of place. This home is a true reflection of its owners—thoughtful, timeless, and built to bring family and friends together for years to come.

SEE SOURCES, PAGE 113.

"They like to *entertain.* The pool overlooks a clearing in the trees that surround the lot. They also have young kids who are active and wanted to provide a fun environment for them to grow up in."



Designed for both leisure and family gatherings, the expansive outdoor space features a pool with breathtaking views of the surrounding wooded landscape.

The extensive home embodies traditional charm on a modern scale with an inviting porch wrapping the length of the home's front exterior.

A Flexible, Functional Dream Home

Written by **Jolene Nolte**
Photography by **Muriel Silva**
Styling by **Sarah Geer, SpaceHaven**

A builder designs a model dream home with his family in mind.

above | The living room integrates traditional shiplap and furnishings while still feeling modern thanks to the crisp color scheme and touches of abstract art.

opposite | "The goal was to walk into the house and have the tone set for the rest of the experience of the house," Scott says of the foyer. Details like the trim on the floor and ceiling and the checkerboard marble floor all indicate the "transitional chic."

* * *

Imagine getting the chance to build a new home on preserved property you know no one else is going to build on or around. That was just the opportunity afforded to Scott Brannock, President of Tidewater Homes, LLC.

BUILDING A FLEXIBLE AND FUNCTIONAL DREAM HOME

The home is an expansive 4,166 square feet in St. Johns, Florida, designed by builder Scott with his family in mind. The house also serves as a model home, so Scott's design has in mind functionality for both a growing family as well as various other interest such as daily life, cooking, entertaining, and creating a space where "the worries of the day can melt away."

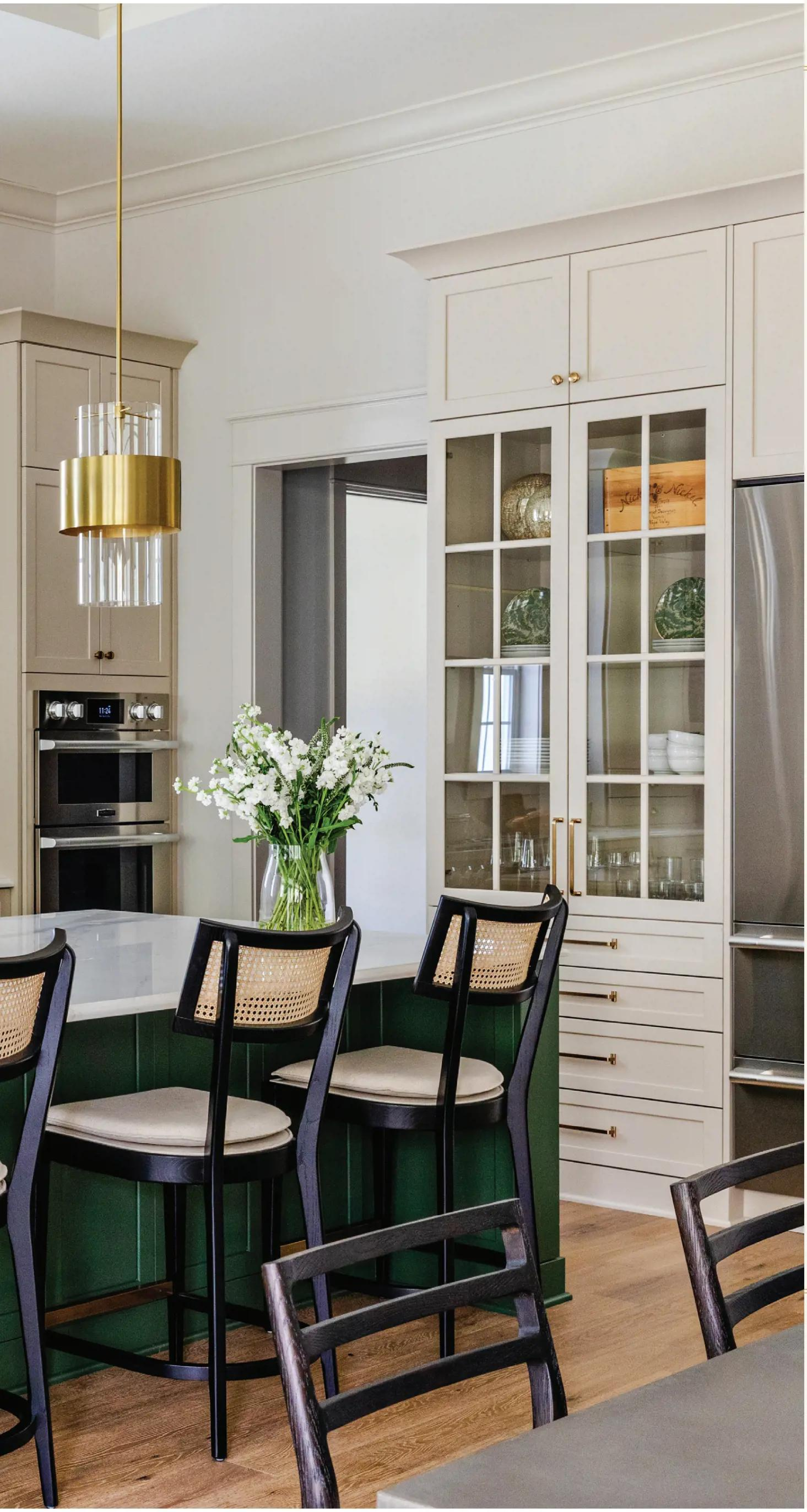
above, left | The kitchen features two sinks and a pass-through window that allows you to pass things out to the outdoor kitchen and dining area.

above, right | Scott describes the vision for the kitchen: "The appliances are everything that a chef could ever want (gas, induction), a professional oven with a steam feature. It was all designed with entertaining as well as living with your family in mind."

opposite | Note the expansive dining table at the center of the space, dividing the kitchen from the living area. The table seats 14—an entertainer's dream!

* * *

The home is certainly a dream home with the amount of space it offers, inside and out. Scott envisions the home's expansive porch as "an outdoor foyer." The interior foyer sets the tone for the rest of the home and the expansive kitchen open to the dining and living rooms is a home chef and entertainer's dream. Each room has its own en suite so that no one has to share a bathroom. Of course, the primary suite features the most spacious bathroom that was designed to feel like a spa. In the back, a back porch hugs the length of the house and features an impressive outdoor kitchen and dining area on one end and a fireplace and lounge area on the other.



LUXURY MEETS FAMILY FRIENDLY

Even if you don't get a chance to design your family's home from scratch, you may be able to take some pages from Scott's book for how to make a home feel both luxurious and family friendly.

- **Keep common spaces open.** In Scott's home, the "heart of the home"—kitchen, living room, dining room—were designed with an open concept to keep the space ideal for hosting, entertaining, as well as keep an easy, family-friendly flow to the home.
- **Let bedrooms be retreat spaces.** That said, everyone needs retreat space. The bedrooms serve that purpose with two on one end of the house and the other two on opposite ends. Giving each bedroom its own en suite bathroom increases the privacy each member of the household can enjoy and keep to their desired level of cleanliness!
- **Give plenty of outdoor space for hanging out, together or separately.** Ample outdoor space provides additional options for being together or for each member to go off and find a quiet spot to read, chat on the phone, or whatever activity they prefer. There are spaces that are central for being together and enough space that people can find a private corner when it suits them.
- **Get a big table.** Seriously, nothing says hospitality and "the more the merrier" quite like a large dining room table. Counter style seating may be great for rushed breakfasts or a quick snack, but for really connecting over a meal, there's no substitute for sitting down at a table. In Scott's home, they chose a dining room table that can seat 14.

The custom island is huge, designed to be a cook and entertainer's dream. The custom "Vogue Green" color adds to its visual appeal, while the sink, ample countertop surface and space for counter seating makes it incredibly functional.

* * *

Scott refers to this desk as a "pocket office," ideal as "mom's central command station" or for the kids to do homework. The best part is you can close the door if it all gets too messy.

opposite | A butler's pantry offers more flexible functionality and can be used as a coffee bar, wet bar or second kitchen space.

The idea was to show possibilities of the space for both daily life—unwinding in the backyard with a glass of wine, for instance—and for entertaining. Spaces like the office could also be used for a variety of other uses such as a wine cellar or a games room. The home provides both functionality and flexibility, perfect for a family and as well as full of possibilities for potential homeowners looking for their next home.

OLD MEETS NEW WITH TRANSITIONAL CHIC

Scott calls this home's style "transitional chic" because it has "both traditional and modern elements but isn't really either by itself." He explains that this stylistic choice was very intentional and informed by the styles of homes in the St. Johns and greater Jacksonville, Florida area: "It's either ultra coastal, ultra-Spanish, or ultra-modern." Scott thought it was high time for a change and decided to do something different by blending traditional and modern styles.

The primary bedroom is a refuge of calm with soothing creams and beiges offset by emerald and soft burgundy jewel tones.

above, right | Ample cabinetry with brass pulls provides another luxe touch to this dream home.

above, left | A capacious primary suite bathroom with a neutral palette, luxe materials and a double railhead shower make this a place where, as Scott says, “the worries of the day can melt away.”

below, right | A freestanding soaking tub is another luxe touch in the primary suite bathroom. Traditional paned windows combined with the black and white photographs and funky black vase embody the “transitional chic,” traditional-meets-modern style.

This style provided Scott the criteria for everything from color choices, primarily neutrals with pops of jewel tones such as emerald green. The color scheme, like the home itself, is both on-trend and classic enough to feel timeless.

SEE SOURCES, PAGE 113.

top | Scott sees the porch as "an outdoor foyer" that invites you in as well as gives you a taste of what you can find in the rest of the home.

opposite | The back porch overlooks majestic trees. Since the land the home sits on is preserved, they know nothing is going to be built to obstruct the peaceful view. The fireplace, comfy seating and mounted TV bring creature comforts to this outdoor living room.

above, left | On the opposite side of the back porch, a dreamy outdoor kitchen provides additional cooking, dining and hosting space.

right | A mudroom with storage is a farmhouse classic which this home continues.

Written by **Michelle Mastro**
Photography by **Katie Newburn**

Seasons Eatings

A new cookbook organized by the seasons brims with wholesome and healthy must-try recipes fans of farm-to-table cuisine will love.

Farm to table is all about reducing the distance between the farm and your plate. It's a concept that authors Tamara Jo Hicks and Jessica Lynn MacLeod of *Feasts on the Farm* understand better than others. Their new book out in fall 2025 features over sixty seasonal recipes and stories of sustainable farming from Tomales Farmstead Creamery, a 160-acre goat and sheep dairy and educational farm in Marin County, California, known for its prize-winning artisanal goat and sheep cheeses.

Since 2003, Hicks has served as steward of the farm, along with her husband, David Jablons, and their two daughters. Hicks and MacLeod's new book celebrates all the work that Hicks and her family has done to practice sustainable farming, the importance of seasonal produce and local farmers—like Hicks —and reducing our carbon footprint by shopping local and thinking more critically about seasonality in terms of food choices.

Roast Chicken
with Fennel and Olives

"This is a Sunday night staple for our family. All you need to do is a bit of light chopping in the afternoon, the chicken goes into the oven at 5 p.m., and dinner is on the table by 6:45 with plenty of leftovers for the week. And always save the carcass for making stock. The vegetables caramelize in the chicken drippings and become incredibly sweet, while the olives add a salty and creamy bite. We recommend serving with lots of extra sourdough bread for scooping up the roasting pan drippings."

Makes 4 servings.

Ingredients:

2 fennel bulbs, diced
1½ cups [355 g] Castelvetrano olives
2 large carrots, diced
½ yellow onion, diced
10 to 12 garlic cloves, skins left on
2 Tbsp extra-virgin olive oil
6 lb [2.7 kg] whole organic roasting chicken
1 lemon, halved
10 to 15 fresh thyme sprigs
4 to 5 fresh rosemary sprigs
3 Tbsp salted butter, melted
1½ Tbsp kosher salt
6 to 10 fresh parsley sprigs, stems removed and leaves roughly chopped
Freshly ground black pepper, to serve

Instructions:

1. Preheat the oven to 425°F [220°C].
2. Arrange the fennel, olives, carrots, onion, and garlic in the bottom of a large roasting pan or cast-iron skillet. Drizzle with the olive oil and toss to lightly coat.
3. Remove the giblets if they've been left in the chicken cavity, pat the chicken dry, and stuff with the lemon, thyme, and rosemary. Truss the chicken: Place the chicken in the pan, breast-side up, on top of the vegetables, and cross the legs, tying them tightly with cotton kitchen twine. Alternatively, you can create a natural truss by puncturing a small hole in the skin of one thigh with a paring knife and slotting the opposite leg bone through it. Drizzle the chicken with the melted butter and sprinkle generously with the salt.
4. Roast the chicken for 90 minutes, turning halfway through. The skin should be slightly blistered and crisp across the top of the chicken, and the thickest part of the thigh should read 165°F [75°C] on a meat thermometer. Remove the chicken from the pan, turning it vertically to release any captured juices into the pan. Place it on a wooden cutting board and tent with aluminum foil.
5. Return the pan to the stovetop over medium heat and gently scrape the bottom with a wooden spoon to release any stuck-on bits. Reduce the pan drippings by about one-third to concentrate the flavor, about 10 minutes.
6. When ready to serve, carve the chicken and arrange with the vegetables on a platter. Pour the drippings over the chicken. Garnish with the parsley and season with pepper to serve. Leftovers can be stored in an airtight container in the refrigerator for up to 5 days.

Excerpted from Feasts on the Farm: Over 60 Seasonal Recipes and Stories of Sustainable Farming from Tomales Farmstead Creamery by Tamara Jo Hicks and Jessica Lynn MacLeod, © 2025. Published by Chronicle Books. Photographs © Katie Newburn.

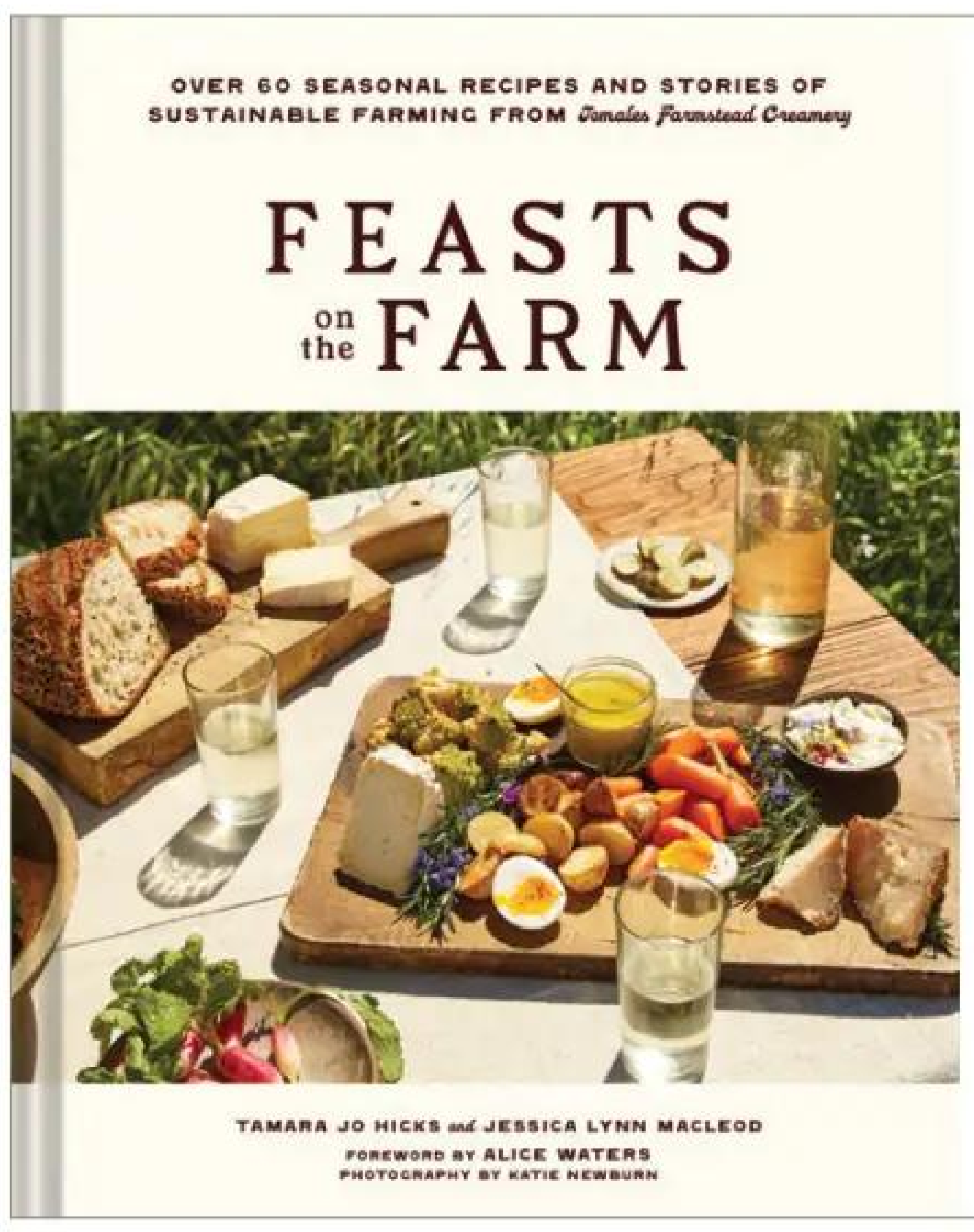
"Seasonality is why I like farmers' markets so much," Hicks explains. "Shopping these, you are only able to buy what is grown locally and in season. Roses aren't grown in February, for instance, so in supermarkets in winter, these blooms are being shipped in—which isn't great in terms of managing carbon footprints." Or, maybe the roses have been sprayed with pesticides. "Same could be said of the fresh fruits and veggies you purchase at the grocery store," she adds. "Which is why it's healthier, more sustainable, and better for the local economy to shop local."

Unlike many other farm-to-table books, *Feasts on the Farm* is divided into sections based on the seasons. Learn to make the scrumptious Farmers Panzanella Salad with springtime ingredients gathered from your local farmer's market. Or craft the Perfect Summer Cheese Board on a lazy summer afternoon with examples from the book. You can also try your hand at basking fresh Pumpkin Muffins topped with Maple Goat Butter in fall.

Shopping local even extends to cheeses. "People do not generally think of cheese as seasonal. But it is," Hicks says. "In late spring, our goats are just now having babies, and their milk is coming in. Until this time, we only sell our aged cheeses." Cheese sold out of season at supermarkets could hail from farms where animals are not grassfed or raised humanely.

Hence, the book isn't just packed with recipes. Hicks also shares knowledge she's gained through her journey of farm living via short informative essays on topics such as slow living, agritourism, and how to raise happy goats and sheep. And it all started when Hicks began thinking about where her food came from. In the late nineties and early 2000s, wanting to provide healthier food options for her family, Hicks found herself constantly skimming food labels anytime she visited the grocery store. Eventually, she and her husband landed on the idea of farming their own produce.

"There were several small, abandoned farms in our area in Northern California, and we started to think, if we were able to restore homes before—since we had been doing that as a living—it might be manageable for us to restore this old cow dairy farm we found." Whereas farming cows seemed overwhelming to Hicks and her husband, goats are smaller and better for the land, she says. "In the last five years, we've all been hearing more about the overall usefulness of goats, from using them for weed management to their milk being healthier," she says. She hopes to impart the lessons she's learned on the farm with the book. And above all, she hopes the new cookbook conveys the importance of agriculture, and the connection we have to the land through growing or supporting sustainable food.


OVER 60 SEASONAL RECIPES AND STORIES OF SUSTAINABLE FARMING FROM Tomales Farmstead Creamery
FEASTS on the FARM
TAMARA JO HICKS and JESSICA LYNN MACLEOD
FOREWORD BY ALICE WATERS
PHOTOGRAPHY BY KATIE NEWBURN

Feasts on the Farm by Tamara Jo Hicks and Jessica Lynn Macleod, published by Chronicle Books, @2025, chroniclebooks.com.

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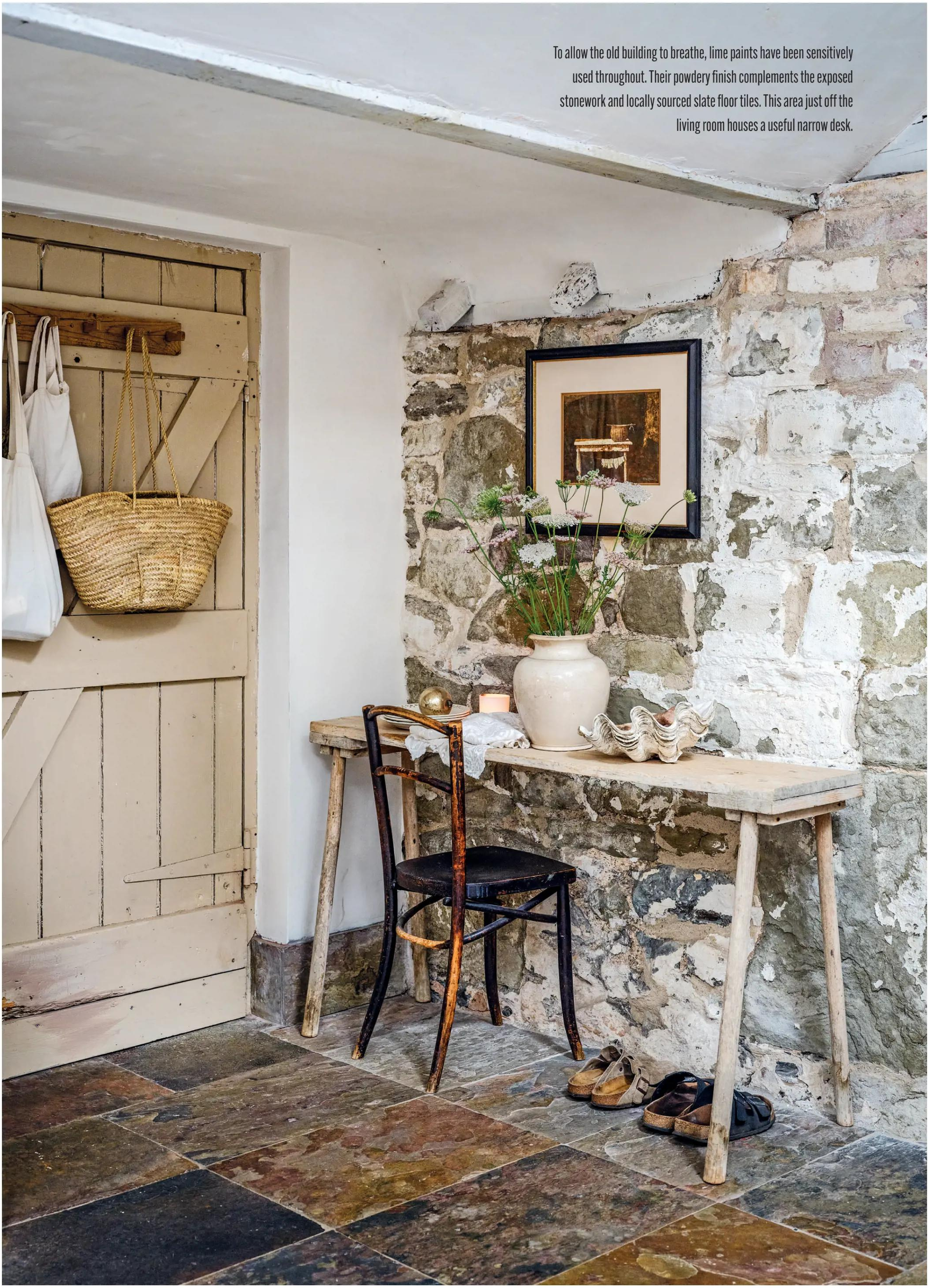
COLOR *Outside the Lines*

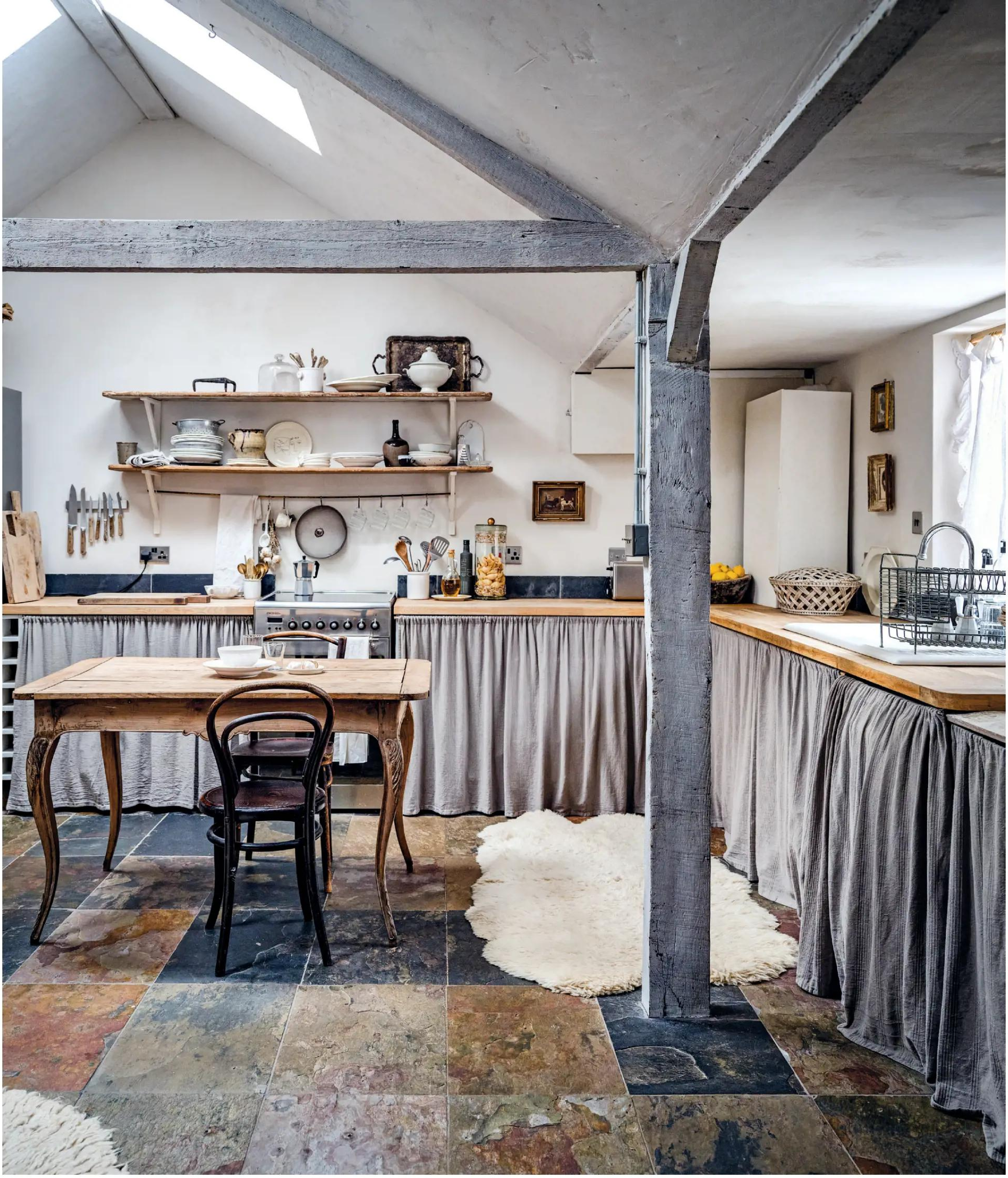
A joyful celebration of vibrant interiors, *Colourful Homes for the Soul* invites readers to embrace bold hues, thoughtful design, and the transformative power of color at home.

Written by **Emma Dorsey** | Photography by **Dan Duchars**

One recipe for a harmonious room is to select tonal colors from a segment of the color wheel. In this hallway, a hue from the original floor tiles provided inspiration for a color-drenched scheme in shades of red.



To allow the old building to breathe, lime paints have been sensitively used throughout. Their powdery finish complements the exposed stonework and locally sourced slate floor tiles. This area just off the living room houses a useful narrow desk.



Under-counter curtains made from inexpensive salvaged linens are straightforward to in-stall and easy to clean. They allowed Amy and Karl to create a new look without the cost of installing cabinet doors. The fabric can even be dyed to a new shade if they decide to refresh the color palette.

If you've ever hesitated over a paint swatch or felt paralyzed by too many palette choices, *Colourful Homes for the Soul* is the gentle nudge you need to dive headfirst into the world of color. In this vibrant and thoughtful book, stylists Sara Bird and Dan Duchars of The CONTENTed Nest explore the emotional and creative power of color in home design.

More than just a feast for the eyes, this book blends practical guidance with heartfelt philosophy. Readers are guided through the basics of color theory, finishes, and application—think color drenching, tonal layering, and even the psychology of hue. There's also a timely focus on sustainability, with tips on using natural, non-toxic pigments and embracing the beauty of aged or repurposed materials.

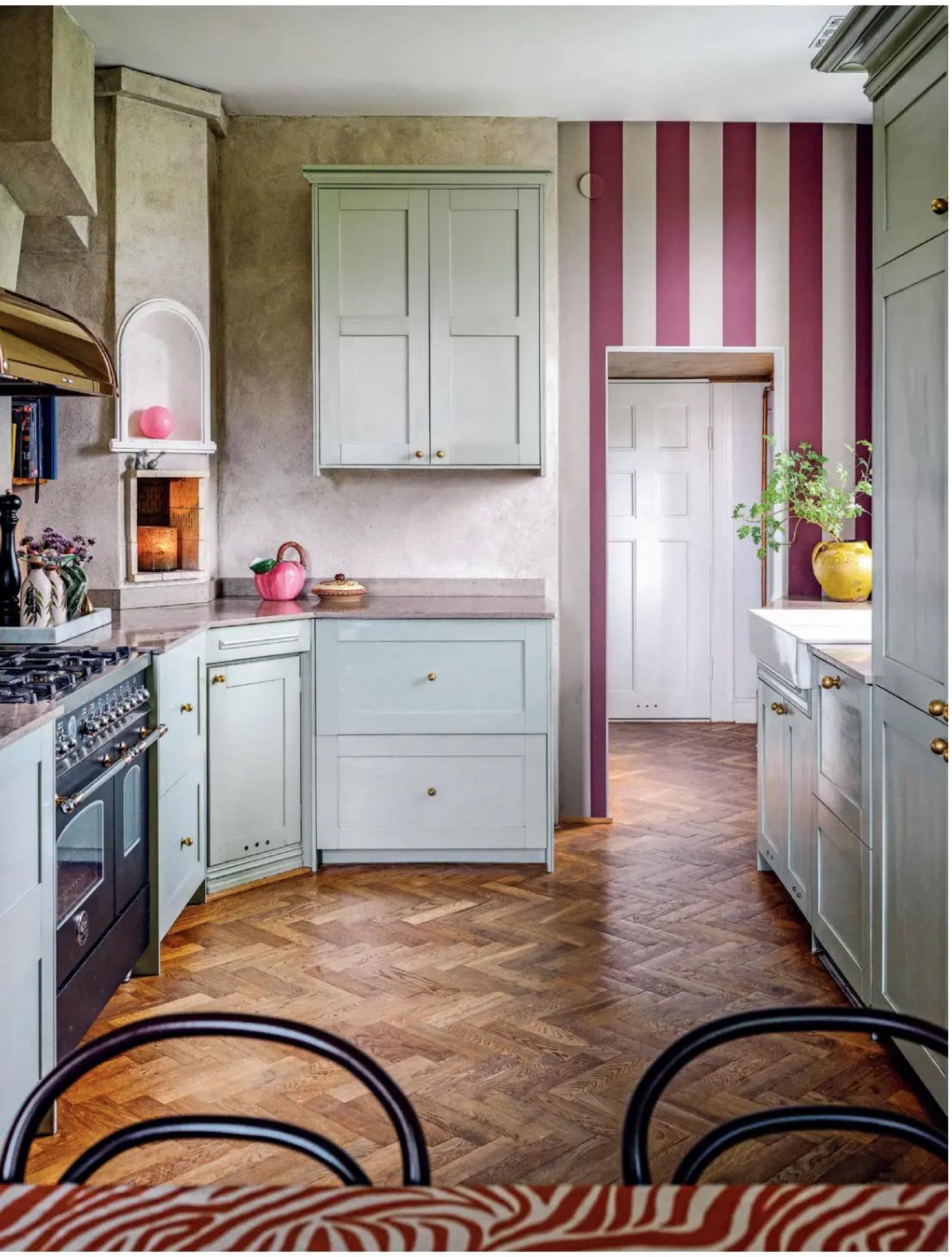
IT'S ACTUALLY BETTER ALL MIXED IN

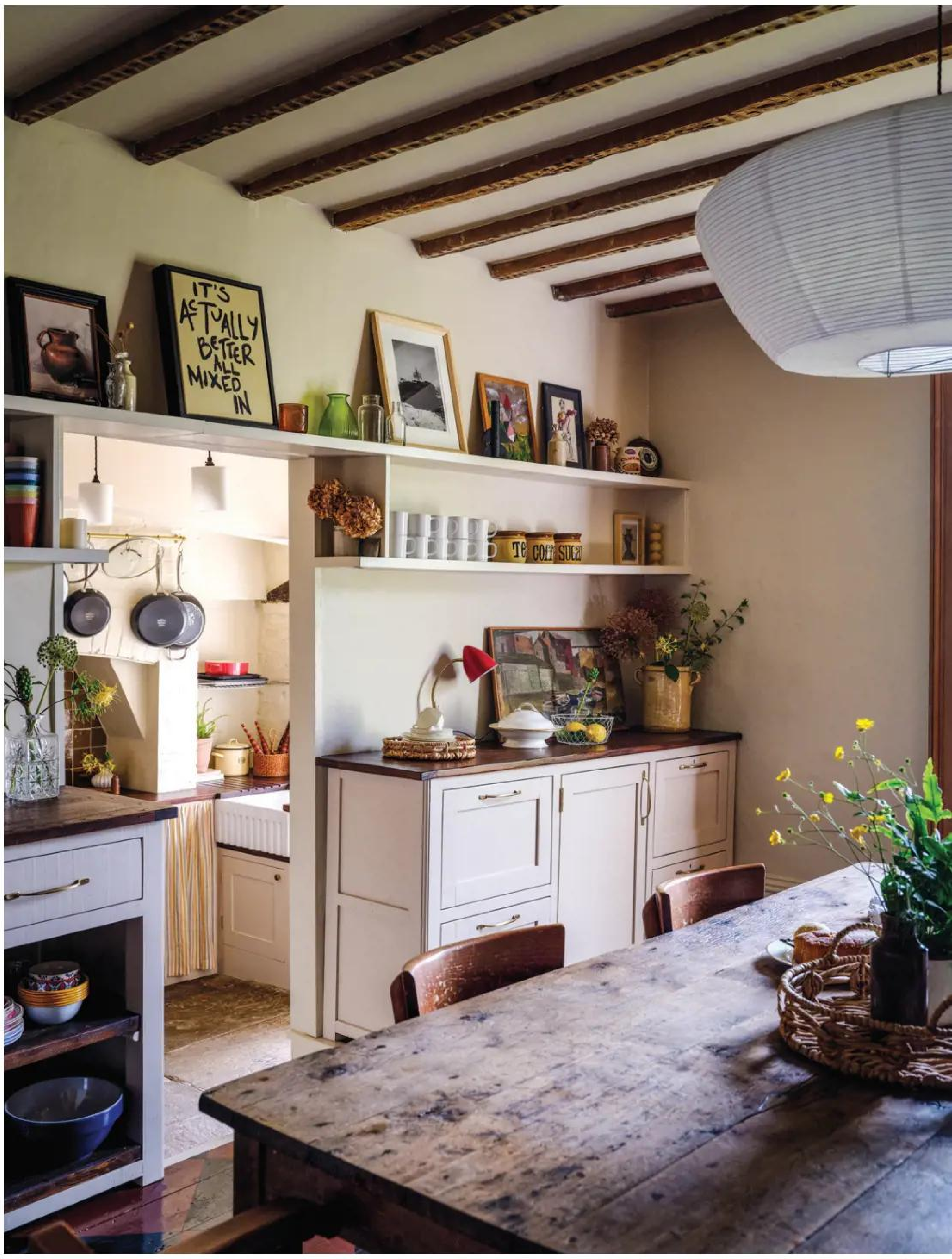
above | Local craftsmen created this ample storage unit, which combines open and closed storage. Ceramics and glassware are displayed on the work surface or stacked on ledges under-neath. Meanwhile, other items are hidden away in the drawers to keep clutter to a minimum. Decorative details and foraged finds are arranged on the wall shelves above.

right | Kitchen walls particularly benefit from higher sheen finishes because of the high humidity Most matte paints are not able to withstand such close proximity to water and steam, whereas glossier paints repel liquids and have greater longevity.

* * *

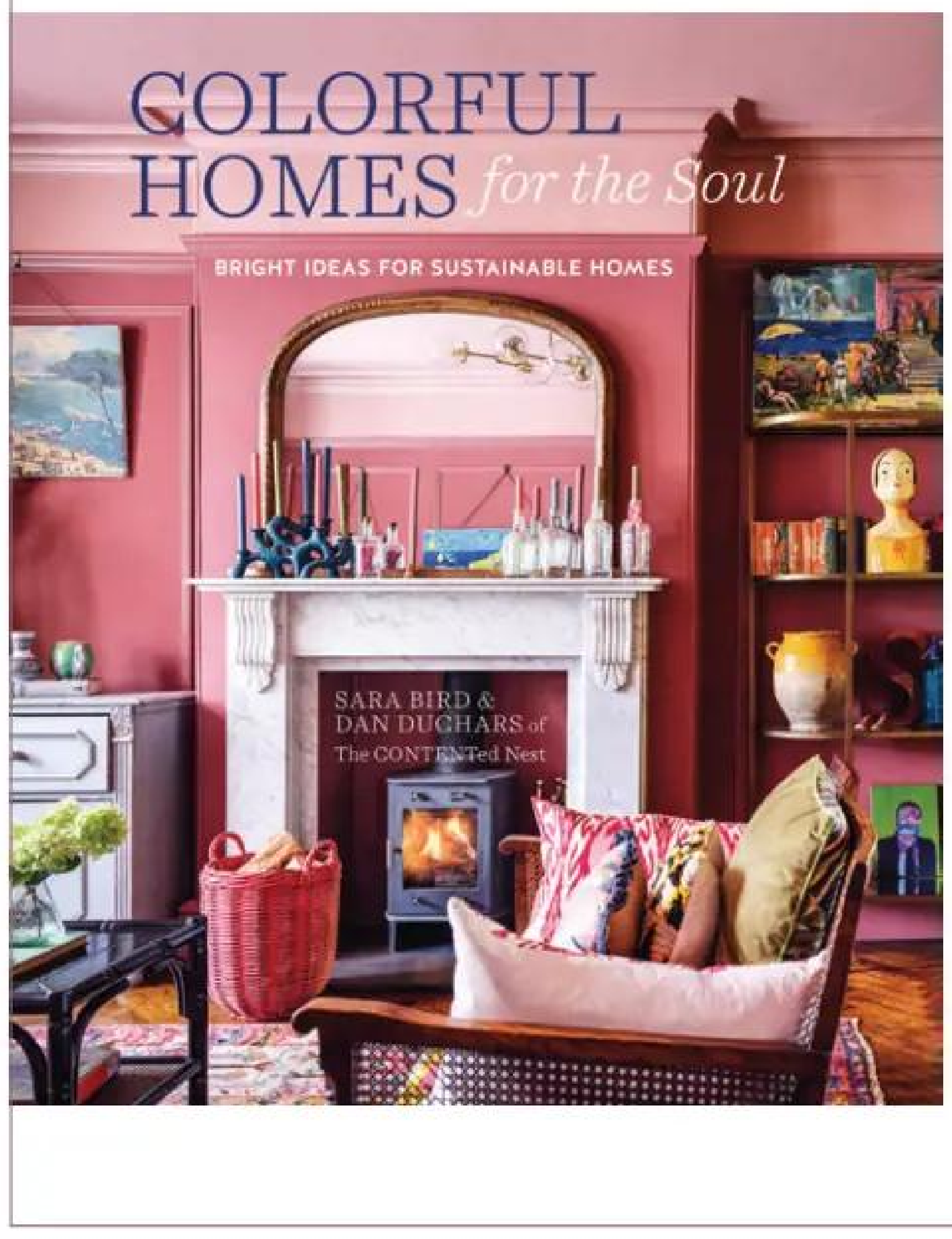
But it's the home tours that steal the show. From a richly hued Lincolnshire manor layered in handcrafted charm, to a playful London townhouse brought to life through seasonal shades, the featured spaces feel personal, expressive, and deeply lived-in. Each one demonstrates how color can tell a story, evoke emotion, and transform even the simplest room into something soulful.



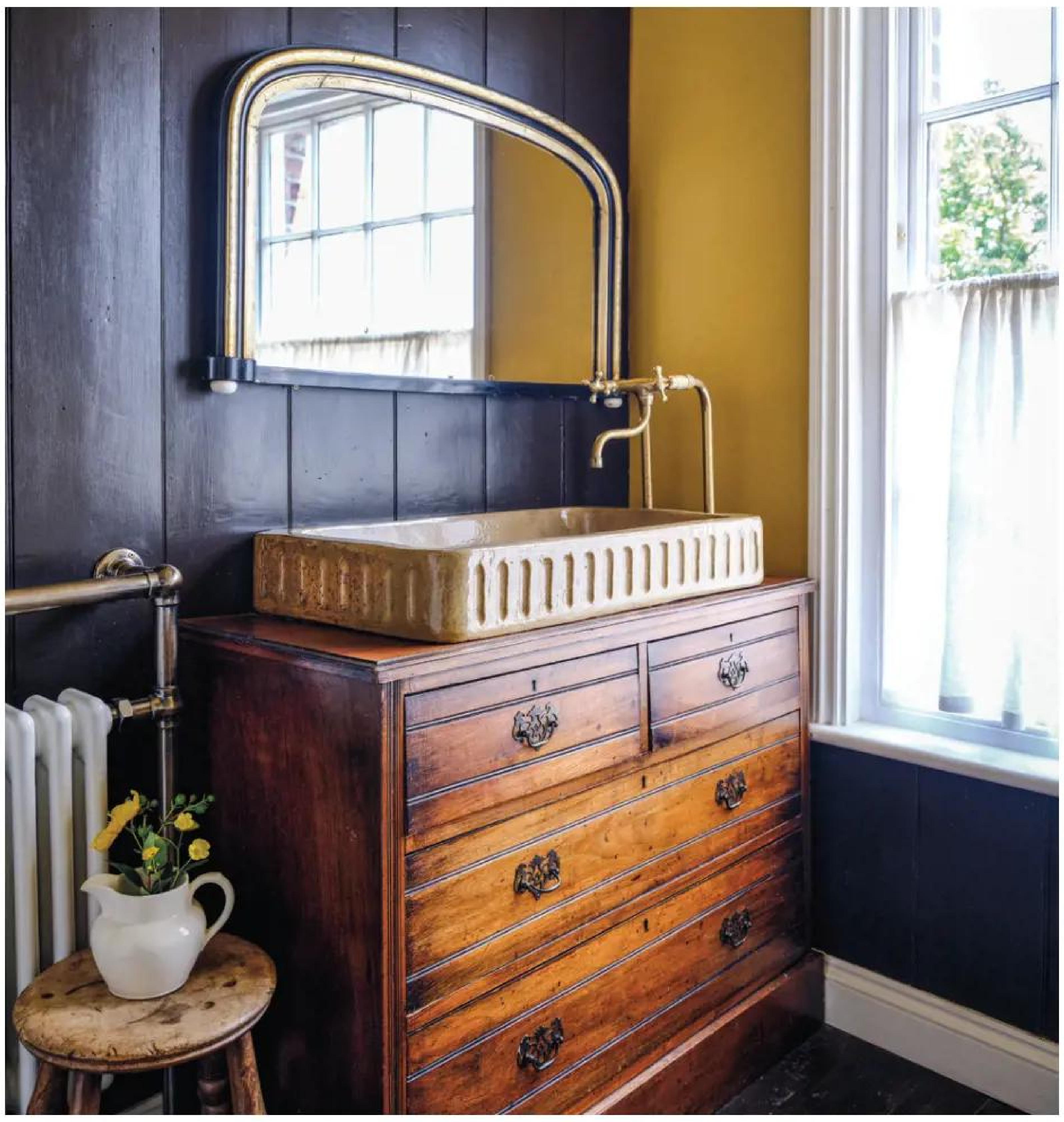

IT'S ACTUALLY BETTER ALL MIXED IN

above,left | The dining room is open to the kitchen, beyond which an anteroom repeats the former's striped wallpaper to link the spaces together. Plaster walls offer a hint of warmth in contrast to the cool tones of the painted cabinetry. above,right | A wall dedicated to storage now divides the kitchen and dining space. This has been paint-ed the same shade as the other walls so that it recedes into the background, with matching shelves that appear to hover over the surface. below | The bathroom basin was an eBay find, now re-enameled. One wall now features paneling found underneath plaster and restored to its former glory. Continuing the sunny theme, the other walls are painted in India Yellow by Farrow & Ball.

Whether your aesthetic leans calm and neutral or bold and energetic, *Colourful Homes for the Soul* proves that color is not just a design decision, it's a way to connect more meaningfully with the space you call home.


COLORFUL HOMES for the Soul
BRIGHT IDEAS FOR SUSTAINABLE HOMES
SARA BIRD & DAN DUCHARS of The CONTENTed Nest

Colorful Homes for the Soul: Bright Ideas for Sustainable Homes by Sara Bird and Dan Duchars of The CONTENTed Nest, published by Ryland Peters & Small, Photographs by Dan Duchars © Ryland Peters & Small 2025.



SOURCES

PROJECT HOUSE AUSTIN, PAGE 18

To learn more about Cottage and Key Design Studio visit cottageandkey.com.

HVAC: 3 Ton VersaPro with Pre-Charged Quick Connect Line Set, MRCOOL®, mrcool.com
Plumbing Rough-in Products: Oatey Co., oatey.com

Exterior

Brick finish: Mosstown (painted), Cherokee Brick, cherokeebrick.com
Shutters: Endurance Closed Louver Shutter, Southern Crafted Shutters, scshutters.com
Door: Regency Simulated Divided Lite Collection, ¾ Lite 6 Lite 36x96 in a Sandstone Finish, Steves Doors, stevesdoors.com
Hardware: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Sconces: Sore 12.75in Outdoor Wall Light by Troy Lighting, Capitol Lighting/1-800Lighting, 1800lighting.com
Porch Light: Everly LED Outdoor Flush Mount, Capitol Lighting/1-800Lighting, 1800lighting.com
Paint: Simply White by Benjamin Moore, benjaminmoore.com
Planters: Ivan Square Planter in Grey Concrete, Four Hands, fourhands.com

Entry/Living Room

Wood beams: Faux Wood Monolithic Beam, Douglas Fir in Light Walnut, Decorative Ceiling Tiles, decorativeceilingtiles.net
Flooring: Castillian Premier in Coastal Fog, Mullican Flooring, mullicanflooring.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Grey Sofa: Laney Sofa in Gravel Washed Modern Linen and Down Blend Cushion Fill 90" Wide, Mantle Furniture, mantlefurniture.com
Linen Chair: Kadon Chair, Four Hands, fourhands.com
Side Table: Viola Marble Side Table in Antique White Marble, Four Hands, fourhands.com
Wine Jug Décor: Sesto Vessel, Four Hands, fourhands.com
Wood Pedestal: Addy Pedestal, Four Hands, fourhands.com
Artwork on Fireplace: Misty Morning Cabin by Lori Marie, Four Hands, fourhands.com
Artwork on Entry Table: The Clearing by Aileen Fitzgerald, Four Hands, fourhands.com
Coffee Table: Four Hands, fourhands.com
Stone Inside Firebox: Moroccan Limestone, Diamond in Sahara Color, Alexander James Tile, alexanderjames.shop
Roman Shade Fabric: Ikara, Ginger Sparrow, gingersparrow.com
Pillows: DIA Natural- Rust, Kala Ruffle, Kanan Natural Cocoa-Mocha, Ochre Throw Pillow, Kia Natural – Sage, Phulara Natural – Cocoa Throw Pillow, Ginger Sparrow, gingersparrow.com
Chandelier: Lighting One Jasmine 42in 6 Light Chandelier, Capitol Lighting/1-800Lighting, 1800lighting.com
Décor and Accessories: Cottage Home Shoppe by Cottage & Key,shop.cottageandkey.com

Kitchen

Countertops: PentalQuartz in Sono Soleil, Architectural Surfaces, arcsurfaces.com
Flooring: Castillian Premier in Coastal Fog, Mullican Flooring, mullicanflooring.com
Farmhouse Sink: Fiore 33in Fireclay Workstation White Farmhouse Kitchen Sink Apron Front Single Bowl, Ruvati USA, ruvati.com
Cabinet Hardware: Fifth Avenue 1-3/8" Cabinet Knob in Polished Brass and Geneva 6" Brass Handle Pull on Center in Polished Brass, Regal Brand Grandeur Hardware, regal-brands.com
Range Hood: 36in Bell Style Straight, Primed (with Cottage & Key applied Roman Clay finish), Hoodsly, hoodsly.com
Range Insert: Zline 36in insert, Hoodsly, hoodsly.com
Counter Stools: Martha Washington Counter Stools in Harvest Oak Color in Wood and Paper Cord Seat, Troutman Chair Co., troutmanchairs.com
Pendant Lights: Sphere No. 3 13in Large Pendant, Capitol Lighting/1-800Lighting, 1800lighting.com
Sconces: Thomas O'Brien Vendome 14in Wall Sconce in Antique Brass, Capitol Lighting, 1800lighting.com
Wood Beams: Faux Wood Monolithic Beam, Douglas Fir in Light Walnut, Decorative Ceiling Tiles, decorativeceilingtiles.net
Cream Check Café Curtain: Cottage Home Shoppe by Cottage & Key, shop.cottageandkey.com
Other Décor and Accessories: Cottage Home Shoppe by Cottage & Key, shop.cottageandkey.com

Pantry & Breakfast Nook

Countertops: PentalQuartz in Luce Cascade, Architectural Surfaces, arcsurfaces.com
Pocket Door: White Oak 2 Panel Doors, Steves Doors, stevesdoors.com
Pocket Door 2: White Oak 2 Panel Doors with Large Frosted Glass Panel, Steves Doors, stevesdoors.com
Ladder: White Oak and Brass, Putnam Rolling Ladder Co., putnamrollingladder.com
Wicker Chandelier: Arwen 20in Mini Chandelier, Capitol Lighting/1-800Lighting, 1800lighting.com
Herringbone Flooring: Castillian Premier Herringbone in Coastal Fog, Mullican Flooring, mullicanflooring.com
Tablecloth: Kala Fabric (created by Cottage & Key), Ginger Sparrow,gingersparrow.com
Microwave Niche Curtain: Aranya Natural Bluegrey Mocha Fabric, Ginger Sparrow, gingersparrow.com
Caneback Dining Chairs: Cotton & Crete, cottonandcrete.com
Café Curtain Fabric: Created by Cottage & Key, Ginger Sparrow, gingersparrow.com
Pillows: DIA Natural – Light Sand Textile Fabric, Ginger Sparrow, gingersparrow.com
Bench Fabric: Aranya Natural Bluegrey Mocha Fabric, Ginger Sparrow,gingersparrow.com
Décor and Accessories: Cottage Home Shoppe by Cottage & Key,shop.cottageandkey.com

Office

Flooring: Castillian Premier in Coastal Fog, Mullican Flooring, mullicanflooring.com
Desk: Reign Desk, Four Hands, fourhands.com
Chair: Cove Dining Chair, Four Hands, fourhands.com
Door: White Oak 2 Panel Door, Steve & Sons, stevesdoors.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Artwork: The Doves by Chelsea Fly, Four Hands, fourhands.com
Village Artwork: Italian Village Framed Art, Cottage Home Shoppe,shop.cottageandkey.com
Planter: Bosa Vessel, Four Hands, fourhands.com
Décor and Accessories: Cottage Home Shoppe by Cottage & Key,shop.cottageandkey.com

Guest Bathroom

Door: White Oak, 2 Panel Door, Steves Doors, stevesdoors.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com

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Lighting: Coastal Living Summer 22in Tall Pendant Light, Capitol Lighting/1-800Lighting, 1800lighting.com
Tile in Shower: Granada 2x6 Gloss Beige, Alexander James Tile, alexanderjames.shop
Tile on Floor: Contessa Bianco 12x12 White Honed and Crema Marfil and 12x12 Light Grey Honed for the Checkered Pattern, Alexander James Tile, alexanderjames.shop
Vanity: Sonoma 36in Bathroom Vanity in Pewter Green with Carrara Quartz Top, Willow Bath and Vanity, willowbathandvanity.com
Shower Curtain Fabric: Grey Olive Indigo Textile (created by Cottage & Key), Ginger Sparrow, available at Cottage Home Shoppe, shop.cottageandkey.com
Cabinet Hardware: Vintage Brass in Anneau 1 3/4in Cabinet Knob, Regal Brand Grandeur Hardware, regal-brands.com
Décor and Accessories: Cottage Home Shoppe, shop.cottageandkey.com
Hand Towel Holder: Cottage Brass Hand Towel Bar, Cottage Home Shoppe, shop.cottageandkey.com

Primary Bedroom & Bathroom

Door: White Oak, 2 Panel Door, Steves Doors, stevesdoors.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Cabinet Hardware in Bathroom: Fifth Avenue 1-3/8" Cabinet Knob in Polished Brass, Regal Brand Grandeur Hardware, regal-brands.com
Flooring: Castillian Premier in Coastal Fog, Mullican Flooring, mullicanflooring.com
Bedroom Lamps: Calabria Lamps, Capitol Lighting/1-800Lighting, 1800lighting.com
Bathroom Wall Sconces: Amber Lewis Rui 14in LED Wall Sconce in Antique Brass, Capitol Lighting/1-800Lighting, 1800lighting.com
Pendant: Thomas O'Brien Milton Road 14in Large Pendant, Capitol Lighting/1-800Lighting, 1800lighting.com
Dresser: Roark 6 Drawer Dresser, Four Hands, fourhands.com
Chair: Aurora Swivel Chair, Four Hands, fourhands.com
Floor Mirror: Patz Floor Mirror, Four Hands, fourhands.com
Upholstered Bed: Dalia Bed, Four Hands, fourhands.com
Bedding: Cottage Home Shoppe, shop.cottageandkey.com
Pillows: Phulara Natural – Cocoa Throw Pillow, Ikara Pillows, Kohara Pillows, DIA Natural in Rust Pillow, Ginger Sparrow, gingersparrow.com
Tub: Cordona 59in Freestanding Fluted Tub, Ruvati USA, ruvati.com
Vanity: Sonoma 72in in Dark Teak with Carrara Marble Countertop, Willow Bath and Vanity, willowbathandvanity.com
Mirrors: Emma Wall Mirror, Cottage Home Shoppe, shop.cottageandkey.com
Hand Towel Holder: Cottage Brass Hand Towel Bar, Cottage Home Shoppe, shop.cottageandkey.com
Décor and Accessories: Cottage Home Shoppe, shop.cottageandkey.com

Laundry Room

Door: White Oak, 2 Panel Door, Steves Doors, stevesdoors.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Tile: Marseille Pattern in White and Light Grey, Heritage Tile, heritagetile.com
Rolling Laundry Basket: Round Canvas Trolley, Cotton & Crete, cottonandcrete.com

Mudroom

Door: White Oak, 2 Panel Door, Steves Doors, stevesdoors.com
Door Hardware and Hinges: Carre Short Plate Entry Set with Georgetown Lever in Vintage Brass and 3.5" Ball Tip Residential Hinges with 5/8" radius corners in Vintage Brass, Regal Brand Grandeur Hardware, regal-brands.com
Custom Cushion Fabric: Ikara by Ginger Sparrow, gingersparrow.com
Handcrafted Cushion: Cottage & Key, cottageandkey.com
Herringbone Flooring: Castillian Premier Herringbone in Coastal Fog, Mullican Flooring, mullicanflooring.com
Chandelier: Estate Mini Chandelier, Capitol Lighting/1-800Lighting, 1800lighting.com
Note: The Four Hands Austin Flagship Showroom is open to the public to purchase furnishings. Furnishings can also be purchased through Cottage & Key.

FLOWING LIKE WATER, PAGE 46

For more information on Taylor Hart Design, visit their website at taylorhartdesign.com, follow them on Instagram @taylorhartdesign and find them on Facebook at Taylor Hart Design.
Builder: Cumberstone Builders, cumberstonebuilders.com.
Windows: Andersen Windows, andersenwindows.com.
Cabinetry: Heister House Millworks, hhmillworks.com.
Flooring: Mullican Elite Flooring in Hickory, Mullican, mullicanflooring.com.
Counters: Leathered Black Diamond by In Home Stone, inhomestone.com.
Backsplash tile: Stone Impressions in Mila pattern, stoneimpressions.com.
Cabinet hardware: Rejuvenation and Ashley Norton, rejuvenation.com, ashleynorton.com.
Lighting: Visual Comfort, 2nd Ave. Lighting, visualcomfort.com, 2ndave.com.
Faucets: Perrin and Rowe, houseofrohl.com.
Upholstery: Lee Industries, leeindustries.com.
Rugs: The Perfect Rug, theperfectrug.com.
Rooted in Nature: A Southern Farmhouse with European Flair, Page 74
Flooring: Reclaimed French white oak from CIOT, ciot.com.
Fireplace Stone: Cast stone from Francois & Co., francoisandco.com.
Lighting: Visual Comfort, Low Country Originals, Jamie Young, visualcomfort.com.
Tile: Marble, zellige, honed quartzite.
Furnishings: Sofas and chairs from LEE Industries, leeindustries.com.
Kitchen Hood: Custom plaster and wood design.

ROOTED IN NATURE: A SOUTHERN FARMHOUSE WITH EUROPEAN FLAIR, PAGE 74

Flooring: Reclaimed French white oak from CIOT, ciot.com.
Fireplace Stone: Cast stone from Francois & Co., francoisandco.com.
Lighting: Visual Comfort, Low Country Originals, Jamie Young, visualcomfort.com.
Furnishings: Sofas and chairs from LEE Industries, leeindustries.com.
Kitchen Hood: Custom plaster and wood design.

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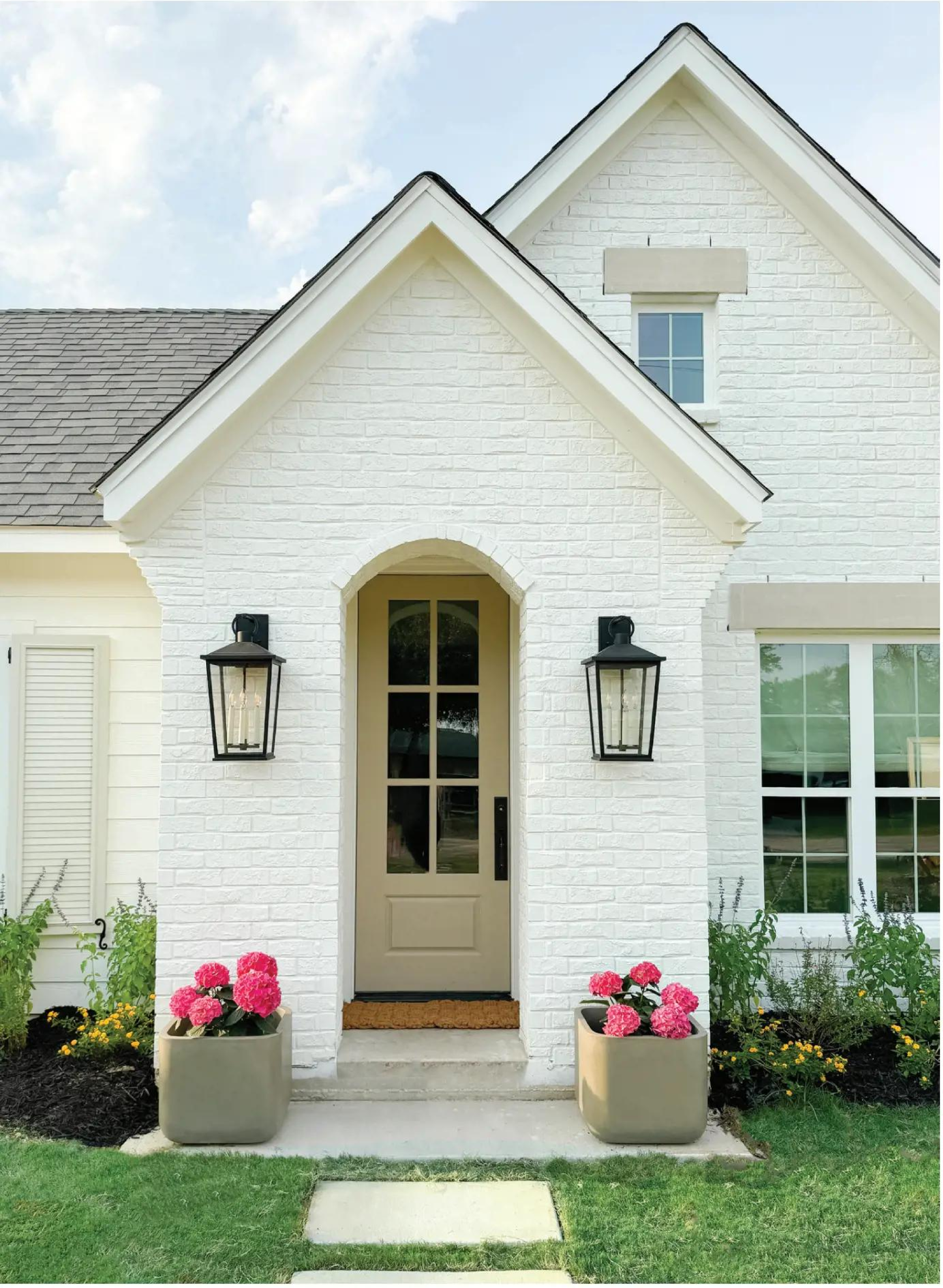
A Texas *Charmer*

Project House Austin is finished and she's a standout!

Written by **Kelly McMaster** | Photographed by **Melisssa Olson**

Rooted in vintage charm and designed with easy, everyday living in mind, this warm and inviting home proves that good design isn't just something you see, it's something you feel.



Brought to life through a heartfelt collaboration between Cottages & Bungalows magazine, American Farmhouse Style magazine, Cottage and Key Design Studio, and more than twenty generous sponsors, this special project came together in less than a year. Now, it's ready to be filled with laughter, memories, and the simple joys of home.

Welcome to The Juniper Cottage—a thoughtfully planned 1,400-square-foot home that includes three cozy bedrooms, two full baths, a roomy walk-in pantry, and a cheerful breakfast nook complete with a custom-built banquette. The heart of the home is a wide-open kitchen, featuring a generous island, custom vent hood, and handcrafted cabinetry that brings both function and charm. Throughout the home, you'll find special touches like feature walls, timeless molding, and handpicked wallpaper that bring character and comfort to every room.

Step outside and you'll be greeted by a picture-perfect front exterior—Cherokee Brick brick, graceful arches, custom shutters from Southern Crafted Shutters, a one-of-a-kind front door from Steves Doors accented with Grandeur Hardware and classic lighting from Capitol Lighting—all nestled into beautifully manicured landscaping, including planters from Four Hands Furniture. Around the back, an attached garage offers both convenience and curb appeal, making the home a true gem in the peaceful, close-knit town of Taylor, Texas.

To see the full Project House reveal, turn to page 18.

American Farmhouse Style